

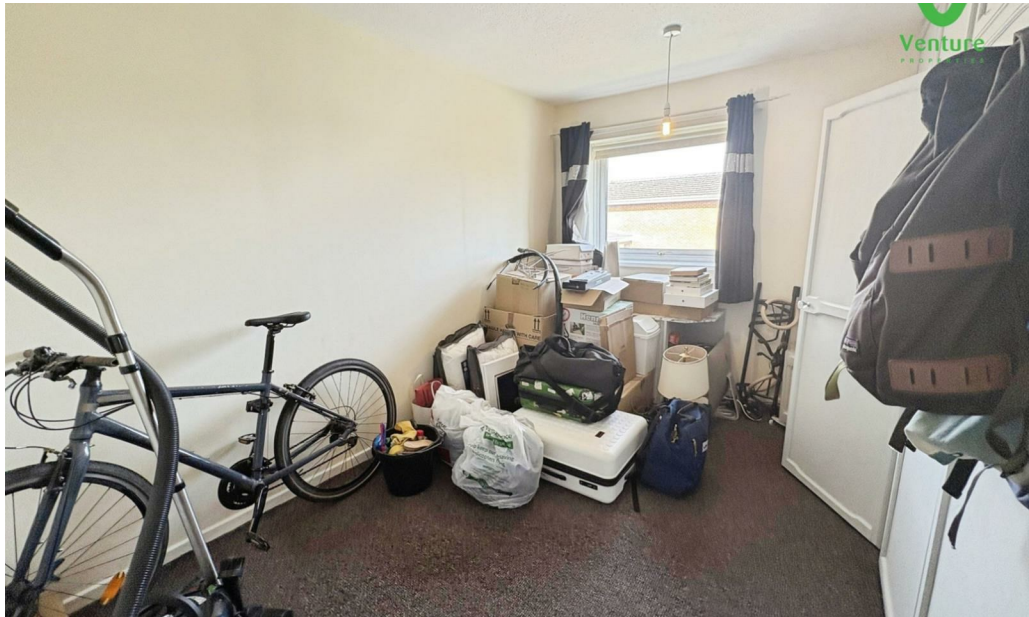


Collier Close

Crook DL15 9PU

£595 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Collier Close

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- Two Spacious Bedrooms
- EPC Grade D
- Small Front Garden

- Conveniently Located Bathroom
- Good Transport Links
- Viewings Through Our Office

- Situated In Peaceful Neighbourhood
- Walking Distance To Town Centre
- Close To Local Amenities

Nestled in the charming area of Collier Close, Crook, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The overall atmosphere of the house is warm and welcoming, making it a perfect retreat after a long day.

Situated in a peaceful neighbourhood, this property offers a sense of community while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this house in Collier Close is a wonderful option that combines practicality with a homely feel. Do not miss the chance to make this lovely property your new home.

Ground Floor

Entrance Hallway

Entrance access via UPVC entrance door, stairs rise to the first floor, space for coats hanging and central heating radiator.

First Floor

Landing

Access to the living accommodation and to museum storage cupboard housing the has central heating boiler.

Lounge

Located to the rear elevation of the property having UPVC window and central heating radiator.

Kitchen

Fitted with a range of base and wall mount red storage units either laminate work surface es over, stainless steel sink unit with UPVC window above, integrated electric oven and hob with space for free standing appliances as required.

Bedroom One

Located to the front elevation of the property having UPVC window, fitted wardrobes to one wall and central heating radiator.

Bedroom Two

Also located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/wc

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin and obscured UPVC window.

Exterior

To the front of the property is an area of lawn with access to a useful outdoor store

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5232-8321-1200-0855-0292>

Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK

3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/ Deposit

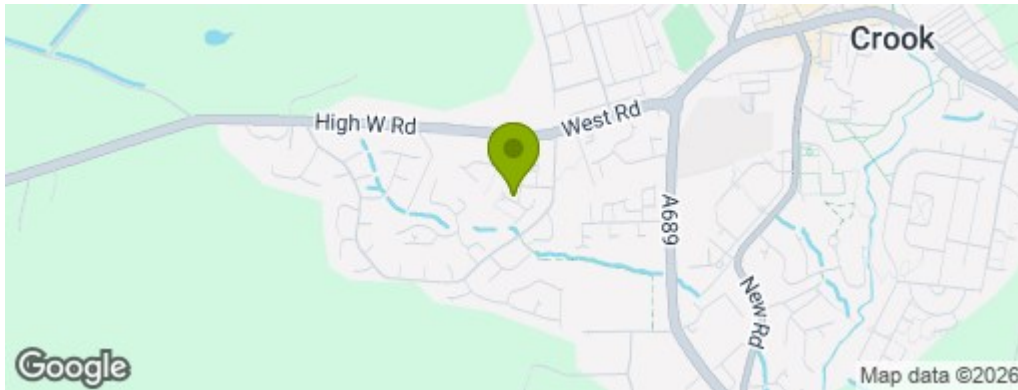
The security deposit (bond) amount is equivalent to 5 weeks rent.

General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade D
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Property Information

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