Broomside Lane

Belmont DH1 2QT

£750 Per Calendar Month

Venture
PROPERTIES

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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Broomside Lane

Belmont DH1 2QT

x 3 x 1 x 1

- Modern interior
- Stylish bathroom
- Walking distance to local amenities
- Contemporary kitchen
- Three bedrooms
- Easy access to Durham City
- EPC RATING - D
- Parking
- Unfurnished

Venture Properties are delighted to offer the opportunity to rent this superb mid terraced house with three bedrooms, located in the highly sought after location of Broomside Lane in Belmont. With a contemporary interior including a stylish kitchen and bathroom, early viewing is highly recommended.

The spacious floor plan comprises to the ground floor of an entrance vestibule, living room with feature fireplace and impressive open plan kitchen/diner. To the first floor are three bedrooms and bathroom. Externally is a good size, enclosed rear yard, as well as a parking space.

Broomside Lane is close to a range of local shops and amenities available within both Belmont and Carrville. It is also excellently placed for access to both the A1(M) interchange and A690 for commuting.

EPC RATING - D COUNCIL TAX BAND - A

GROUND FLOOR

Entrance Vestibule
Entered via composite door. With internal door to the living room and laminate flooring.

Living Room
14'0" x 13'10" (4.28 x 4.22)
Spacious reception room with a UPVC double glazed window to the front, laminate flooring and radiator.

Open Plan Kitchen and Dining Room
18'6" x 14'11" max (5.64 x 4.57 max)
An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

The contemporary kitchen is fitted with a range of units having worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated dishwasher, fridge/freezer space, plumbing for a washing machine and unit housed combi gas central heating boiler. Further features include a UPVC double glazed window and door to the rear, recessed spotlighting, laminate flooring, understairs cupboard and radiator.

FIRST FLOOR

Landing
With recessed spotlighting and radiator.

Bedroom One
15'1" x 8'0" min (4.60 x 2.45 min)
Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two
12'0" x 5'8" (3.66 x 1.74)
Having a UPVC double glazed window to the rear and radiator.

Bedroom Three
11'8" x 5'1" (3.58 x 1.56)
With a UPVC double glazed window to the front and radiator.

Bathroom/WC
8'6" x 4'10" (2.60 x 1.49)
Stylish bathroom comprising of a bath with mains fed shower over, pedestal wash basin and WC. Having fully tiled walls and floor, recessed spotlighting, extractor, stainless steel heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL
To the rear of the property is an enclosed yard with rear access gate, as well as off street parking across the rear lane.

Parking

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.

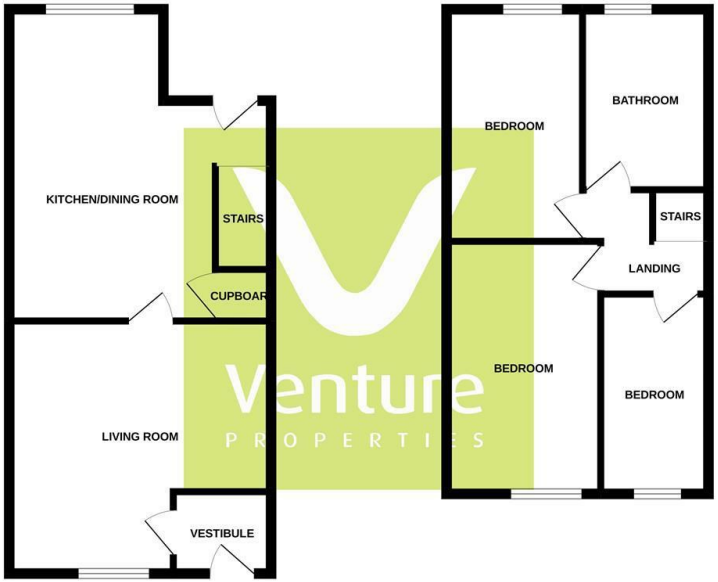
You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
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 one months rent.

Bond/Deposit
The security deposit (bond) amount is equivalent to 4 weeks rent.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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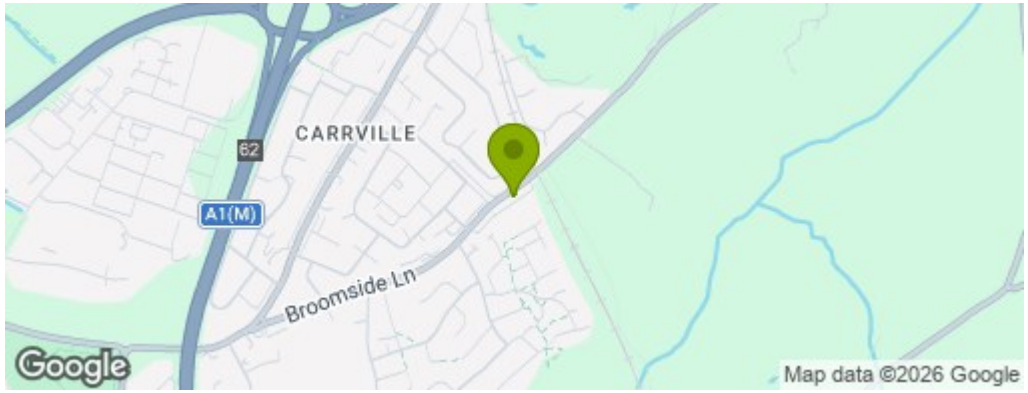

Property Information

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