

Farrier Close

Durham DH1 5XY

£800 Per 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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- Available immediately
- EPC RATING - C
- Allocated parking
- First floor apartment
- Easy access to the A167 for commuting
- Communal garden area
- Two double bedrooms
- Close to the Arnison Retail Park and other local amenities
- Secure entry system

Venture Properties are delighted to offer to rent this superb first floor apartment in this popular modern development in Pity Me. The superb location enjoys good commuting links via the A167 and is close the the Arnison Retail Park.

The well presented accommodation comprises of an entrance lobby, hallway, spacious living room, comprehensively fitted kitchen, two generous double bedrooms and modern bathroom/WC. Externally is an allocated parking space and additional visitor bays.

Early viewing is highly recommended for full appreciation and to avoid disappointment.

FIRST FLOOR

Entrance Hall
Entered from a communal entrance hallway. Stairs lead to the top floor with an internal door to the hall with laminate flooring.

Hall
Having an entry telephone, electric heater, laminate flooring and airing cupboard.

Living Room
14'10" x 10'9" (4.53 x 3.30)
Spacious reception room with a UPVC double glazed window and electric heater.

Kitchen
12'5" x 9'8" (3.79 x 2.97)
Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, integrated washing machine and stand alone fridge/freezer. Further features include a UPVC double glazed window, recessed spotlighting, tiled flooring and an electric heater.

Bedroom One
14'8" x 9'6" (4.48 x 2.90)
Generous double bedroom with a UPVC double glazed window and electric heater.

Bedroom Two
11'0" x 9'6" (3.37 x 2.91)
Further double bedroom with a UPVC double glazed window and electric heater.

Bathroom/WC
6'6" x 5'10" (1.99 x 1.80)
Comprising of a bath with mains fed shower over, pedestal wash basin, WC, stainless steel heated towel rail, part tiled walls, tiled flooring and extractor fan.

EXTERNAL
Externally there is an allocated parking space and further visitor bays.

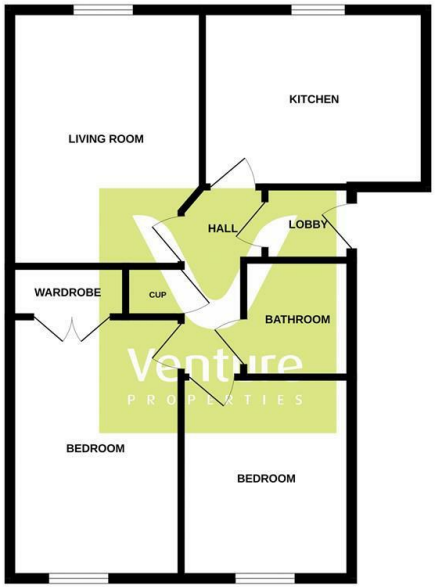
Tenant Information
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in 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.

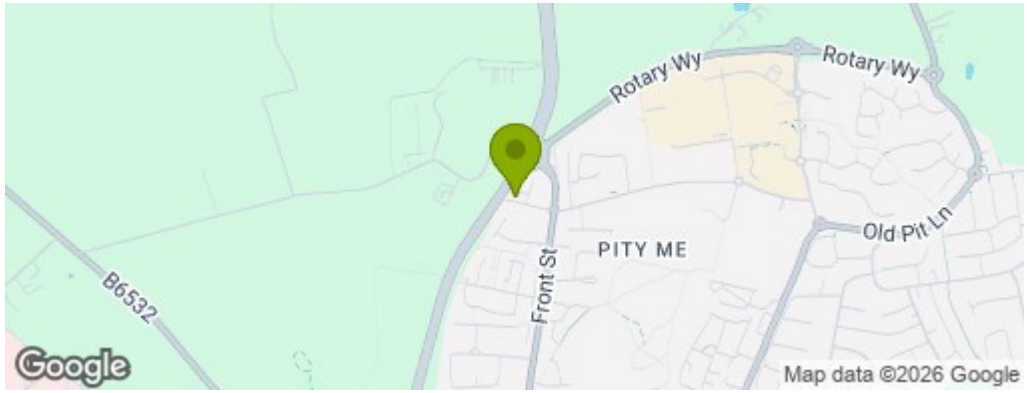
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

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

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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