

Gaskell Way

Crook DL15 9TZ

£1,000 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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Gaskell Way

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- Four Bedroom Detached
- EPC Grade D
- Gardens Front & Rear
- Large Corner Plot
- Good Sized Accommodation
- Viewing Recommended
- Garage & Car Parking
- Master Bedroom & En-Suite
- Desirable Location

No Deposit Option Available On This Property - Subject To Terms and Conditions
A deceptively spacious four bedroom detached property pleasantly situated on the good sized corner plot with large gardens to the front and rear, as well as large block paved driveway providing car parking for numerous vehicles, which leads to a single attached garage.
The accommodation includes entrance porch, entrance hallway, ground floor wc, good sized lounge and separate dining room, fitted kitchen and good sized utility room. Whilst to the first there there are four bedrooms, the master has a fitted en-suite bathroom, as well as a separate shower room/wc.
Viewing is absolutely essential to fully appreciate this property.

Ground Floor

Entrance Porch
UPVC double glazed front entrance door, central heating radiator

Cloakroom/wc
With wc, wash hand basin, laminated floor, central heating radiator and opaque UPVC double glazed window

Entrance Hallway
Central heating radiator, staircase to the first floor and timber door to understairs cupboard

Lounge
With feature timber fire surround, marble inset and hearth, gas fire, UPVC double glazed window to front and side elevation, two double central heating radiators, double white panelled interiors doors through to

Dining Room
Coving to ceiling, central heating radiator and UPVC double glazed French doors to garden

Kitchen
Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, tiled splash backs, integral appliances including electric oven, gas hob and extractor hood over, wall mounted gas boiler, plumbing and space for washing machine, central heating radiator and UPVC double glazed window to rear elevation

Utility Room
With wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, double central heating radiator, loft access, service door to garage. UPVC double glazed widow and door to rear

First Floor

Landing
Spindle balustrade, UPVC double glazed window and storage cupboard

Bedroom One
UPVC double glazed window, central heating radiator and laminated floor

En-Suite
With a white suite including panelled bath, mains shower over, wc, pedestal wash hand basin, tiling to half height, shaver point and central heating radiator

Bedroom Two
UPVC double glazed window, central heating radiator and loft access

Bedroom Three
UPVC double glazed window, central heating radiator and laminated floor

Bedroom Four
UPVC double glazed window, central heating radiator and laminated floor

Shower Room/wc
With separate shower cubicle with laminated panelled inset, mains shower, wc, wash hand basin, opaque UPVC double glazed window and central heating radiator

Exterior
Immediately to the front and side of the property there are good sized lawned gardens with block paved driveway providing off street car parking for numerous vehicles leading to an attached garage with up and over door. Whilst tot he rear there is a further good sized garden with lawns, large paved patio area and two timber storage sheds.

Energy Performance Certificate
To view the Energy Performance Certificate, please click the following link: https://find-energy-certificate.service.gov.uk/energy-certificate/0761-2890-6917-9771-0635?print=true

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.

Reposit - Rent Without a Deposit
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.

Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

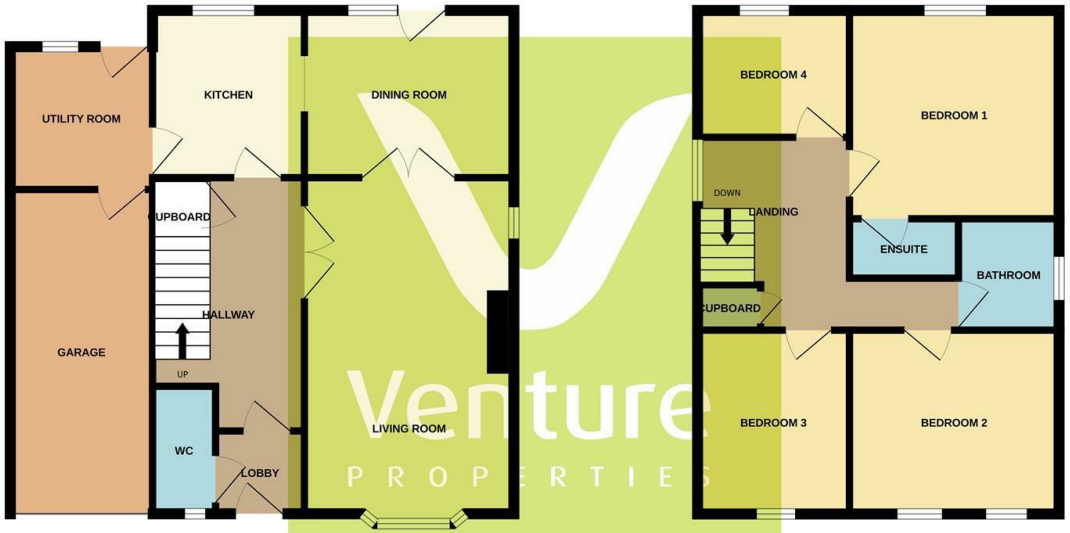
The Agent may receive commission from Reposit for certain products offered to a tenant

Further information is available at www.reposit.co.uk/tenants.

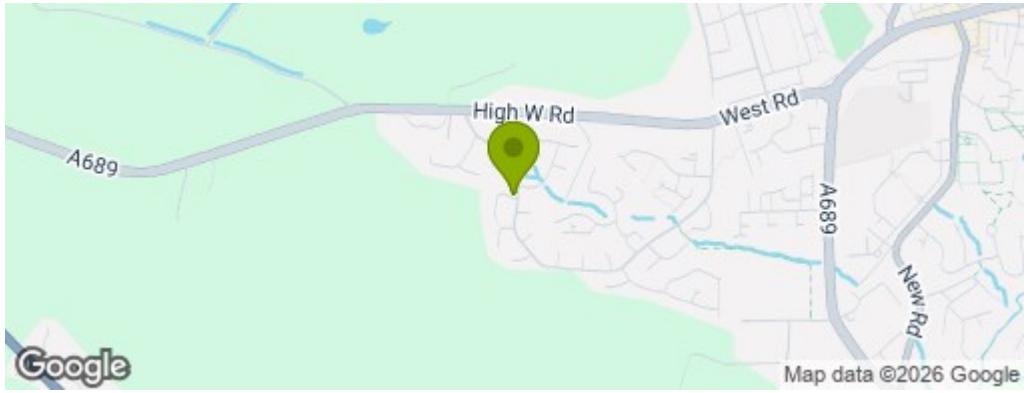
General Information
General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Good Outdoor
Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)
Energy Performance Certificate Grade D
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

GROUND FLOOR

1ST 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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