



CHAPEL CLOSE COTTAGE

Frosterley, Bishop Auckland, County Durham DL13 2QN



GSC GRAYS

PROPERTY • ESTATES • LAND

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An attractive stone cottage located in the rural village of Frosterley and benefiting from an entrance door leading into the hallway, together with sitting room with a window to the front and an open cast iron fireplace with a tiled hearth and marbled surround, along with a dining kitchen fitted with a range of wood frontage wall and base units and granite effect work surfaces, stainless steel sink with mixer tap and drainer, window to the side, storage cupboards. Space for a cooker is in the utility room with a window to the side and partially tiled walls. There is an inner hall with a door to the side leading to the shared driveway and staircase off.

To the first floor the landing has a window to the side, doors to the two bedrooms and bathroom, radiator and loft access. Bedroom one has a window to the side, a feature cast iron fireplace, a cupboard housing the boiler and a radiator together with bedroom two having a window to the front, a cast iron period fireplace and a radiator. The house bathroom is fitted with a white suite comprising panelled bath with shower above, low level WC, pedestal wash basin, window to the side and a radiator.

Externally, to the front of the property there is a walled garden with a wrought iron gate leading to a path up to the front door. The front garden has a flower bed with various shrubs. To the side of the property there is a shared access which provides parking for one vehicle and bin storage.



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Situation & Amenties

Frosterley which offers day to day facilities and two traditional pubs. The village also has the benefit of a nursery and a primary school. The villages of Stanhope and Wolsingham are close by, both of which provide a more comprehensive range of facilities, including a doctors surgery and dental practice, chemist, grocers and other local businesses. Wolsingham also has the added benefit of a large Comprehensive School. Further educational opportunities, both state and private, can be found at Barnard Castle, Bishop Auckland and Durham.

There is easy access to a network of footpaths and public rights of way within the outstanding surroundings.

Numerous golf courses can be found in the area, with courses near Bishop Auckland, Barnard Castle, Durham, Darlington and Hexham. For horse racing enthusiasts, there are racecourses at Newcastle, Sedgefield and Hexham. Durham County Cricket Club hosts both international and national matches.

There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Durham Tees Valley.

Stanhope 2 miles, Wolsingham 5 miles, Bishop Auckland 15 miles, Barnard Castle 18 miles, Durham 18 miles, Newcastle 18 miles. Please note all distances are approximate.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £525 per calendar month, payable in advance by standing order. In addition, a deposit of £605 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking & Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Services

Local Authority & Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded A.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01833 637000.

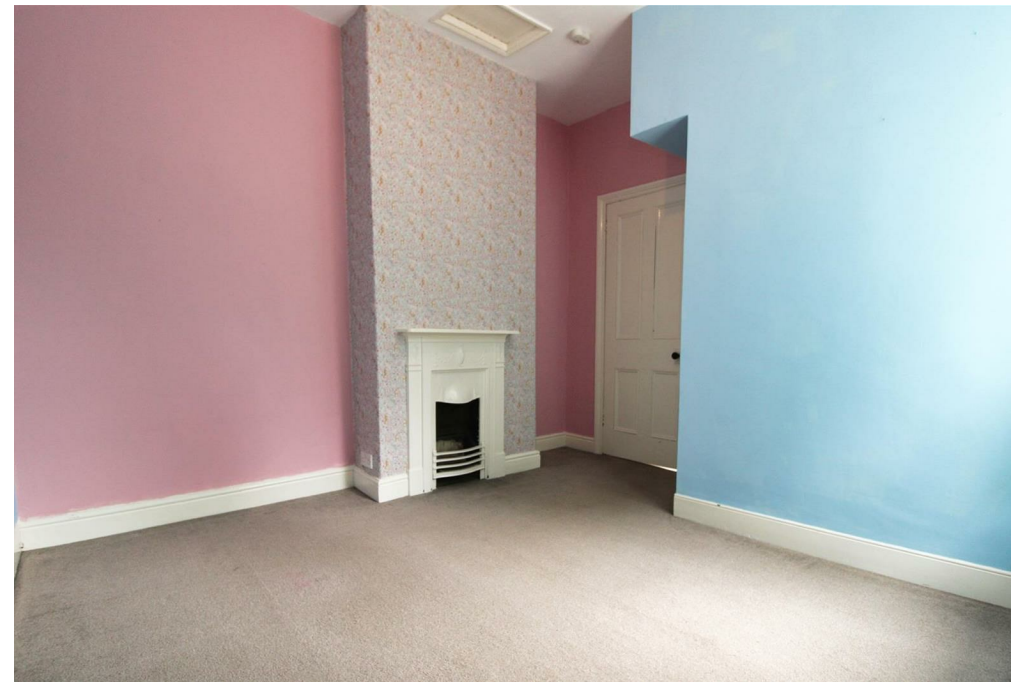
Particulars

Particulars updated July 2023 and photographs September 2022.


Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.