



GSC GRAYS

PROPERTY • ESTATES • LAND



Ivy House The Green

Piercebridge Darlington, DL2 3SH

£1,400 Per Calendar Month

- Newly Refurbished
- Four Bedrooms
- Village Location
- Available Immediately
- EPC (EER) E

CURRENTLY UNDER REFERENCING, NO FURTHER VIEWINGS. Ivy House is a Grade II Listed four bedroomed property pleasant situated overlooking the village green, offered to the market for let on behalf of Raby Estates.



Situation and Amenities

Ivy House is located in the village of Piercebridge overlooking the green, Barnard Castle 11 miles, Darlington 5 Miles, Bishop Auckland 10 miles (all mileage is approximate). Piercebridge Village offers local amenities such as farm shop and cafe, post office and public houses.

Description

Ivy House is a Grade II Listed four bedroomed property situated overlooking the village green, offered to the market for let on behalf of Raby Estates. To the ground floor the property enjoys a large entrance hall, with understairs cupboard and door leading to the cellar. A spacious living room with large traditional window, multi-fuel stove and radiator. Along with a good sized dining room with decorative fire surround, traditional window and radiator. There is a newly fitted kitchen comprising of wall and base units, contrasting work surface, sink with mixer tap and small drainer, space for a cooker, integrated extractor hood, decorative fire surround, radiator and window to the side aspect. There is also a utility room fitted with base units, sink and mixer tap, space for washing machine, fridge and oil boiler. As well as a rear hall and downstairs wc. The first floor benefits from four bedrooms, ensuite shower room and a bathroom. The master bedroom is a very good double room with traditional window and a radiator, along with en-suite shower room comprising of double shower enclosure, pedestal hand basin, wc and chrome towel radiator. The second bedroom is another good sized double room with radiator, together with the third bedroom being a good double bedroom and the fourth bedroom being a small double bedroom with radiator. To conclude the accommodation at first floor, there is a bathroom providing a bath with separate shower enclosure, pedestal wash hand basin, WC and chrome towel radiator. To the exterior the property there is an enclosed front lawn garden with driveway to double gates and a single garage, with a large rear garden laid mainly to lawn with shrubs and trees.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1,400 per calendar month, payable in advance by standing order. In addition, a deposit of £1615 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

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Smoking and 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.

Insurance

Tenants are responsible for the insuring of their own contents.

Services and Other Information

The property is served by oil fired central heating, mains electricity and mains water.

Local Authority and Council Tax

Darlington Borough Council.

The property is Banded F.

Particulars and Photographs

Particulars written November 2022

Photographs taken November 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.
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.

Location Map



Energy Efficiency Graph

