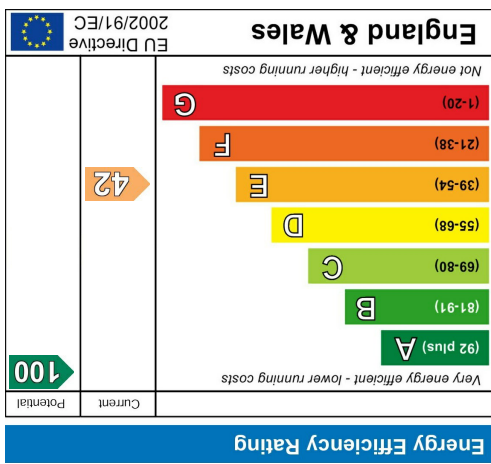


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts 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.

Disclaimer Notice



4 DUDLEY PLACE

Allenheads, Hexham NE47 9HT



4 DUDLEY PLACE

Allenheads, Hexham NE47 9HT

THIS PROPERTY IS NOW UNDER REFERENCING AND IS NO LONGER AVAILABLE FOR VIEWINGS. 4 Dudley is located on the edge of Allenheads village set in a terrace of 6 properties. Allenheads is located on the main coast to coast cycle route. Approximately 31 miles to Durham, 41 miles to Newcastle, Darlington 40 miles and Hexham 18 miles.

In Allenheads there is a local Tea Room and Public House. There is also a regular bus service into Hexham where main bus and train lines can be accessed.



GSC GRAYS
PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK

Accommodation

4 Dudley is located in a terrace of west facing properties. Set in the village of Allenheads, an old mining village. Briefly comprising, Lounge with coal fire and stone fireplace, kitchen, bathroom with three piece suite and shower over bath, 2 bedrooms and large garden. There is laminate flooring to the sitting room and tiled floor to the kitchen and bathroom. There are no carpets to bedrooms or hall stairs and landing.

Lounge 5.36m x 5.43m

Kitchen 3.02m x 2.96m, with fitted wall and floor units

Bathroom 3.07m x 1.71

Bedroom 1 5.43m x 3.22m

Bedroom 2 4.34m x 3.05m (L Shaped)

Externally

Extensive lawned area to the front of the property and to the rear is a shared walkway.

Services and Other Information

Mains electricity, spring water and septic tank drainage. Central heating is provided by an oil fired boiler.

Local Authority and Council Tax Band

The local authority is Northumberland County Council, Hadrian House, Hexham, NE46 3NH. Tel: 0345 6006400
Council Tax Band A.

Particulars and Photographs

Particulars were written November 2022. All measurements are approximate.

Terms & Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £500 per calendar month payable in advance by standing order. In addition, a bond of £576 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.

Smoking & Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord.

Insurance

Tenants are responsible for the insuring of their own contents.