



GSC GRAYS

PROPERTY • ESTATES • LAND



3, Hilton

Darlington, County Durham, DL2 3JA

£800 Per Calendar Month



THIS PROPERTY IS NOW UNDER REFERENCING AND AS SUCH THERE ARE TO BE NO FURTHER VIEWINGS. 3 Hilton is a period semi detached 3 bedroomed property set in the hamlet of Hilton and offered to the market for let on behalf of Raby Estates.



Situation and Amenities

3 Hilton is located in the hamlet of Hilton close to the villages of Ingleton and Staindrop, Barnard Castle 9 miles, Darlington 10 Miles, Bishop Auckland 7 miles (all mileage is approximate).

Description

3 Hilton is a period semi detached 3 bedroomed property set in the hamlet of Hilton and offered to the market for let on behalf of Raby Estates. To the ground floor the property enjoys an entrance hall, with understairs cupboard. A living room with duel aspect over the garden, multi-fuel stove and radiator. There is a newly fitted kitchen comprising of wall and base units, contrasting worksurface, sink with mixer tap and drainer, space for a cooker, integrated extractor hood, radiator and window to the rear aspect. The master bedroom is a double room with a radiator, along with second bedroom being a double room with radiator. The bathroom provides bath with shower over, pedestal hand basin, wc and chrome trowel radiator, together with a third small box room ideal as an office with radiator. To the exterior of the property there is a large lawned garden surrounding the property with stores and hard standing area with driveway to the rear of the property, which is accessed via number 2 Hilton.

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 £800 per calendar month, payable in advance by standing order. In addition, a deposit of £923 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 gas fired central heating, mains electricity and mains water.

Local Authority and Council Tax

Durham County Council. The property is Banded B.

Particulars and Photographs

Particulars written January 2023
Photographs taken December 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

