



11 HUDE

Middleton In Teesdale, County Durham DL12 0QW



GSC GRAYS

PROPERTY • ESTATES • LAND

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Middleton In Teesdale, County Durham DL12 0QW

11 Hude is a recently refurbished two bedroom, semi-detached cottage which is available to let on behalf of Raby Estates.

The accommodation comprises: entrance vestibule leading to a living room with multi fuel stove and double glazed window, a kitchen with fitted grey wall and base units, contrasting work surfaces, tiled splash backs, stainless steel sink with mixer tap and draining board, space for cooker, integrated extractor hood, space for washing machine and fridge freezer with room for a breakfast table. The kitchen also has two double glazed windows to the rear aspect, a door to the exterior shared courtyard.

To the first floor there are two double bedrooms and bathroom comprising of: fully tiled white suite with bath and mains shower over, W.C, pedestal hand basin and chrome heated towel rail.

Externally the property has a shared rear courtyard (shared with Number 12). There is also a shared outhouse and a private outhouse which houses the central heating boiler.



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

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GSCGRAYS.CO.UK



Situation & Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Post Office, Barclays Bank, butchers and other shops.

Terms & 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 £600 per calendar month, payable in advance by standing order. In addition, a deposit of £692 shall also be payable prior to occupation.

References

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

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.

Insurance

Tenants are responsible for the insuring of their own contents.

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.

Services and Other Information

Mains electricity, drainage and water. Oil fired central heating.

Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded B.

Viewings

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

Particulars and Photographs

Particulars Amend March 2023

Photographs taken July 2019.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Disclaimer Notice

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.