



42 MARKET PLACE

Middleton-In-Teesdale, Barnard Castle, County Durham DL12 0RJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Middleton-in-Teesdale, Barnard Castle, County Durham,
DL12 0RJ

A newly refurbished end of terrace cottage situated in the heart of the popular market town of Middleton in Teesdale.

The cottage benefits from a spacious living room with multi-fuel stove and stone hearth, sash window to the front, electric storage heater, with door to an understairs storage cupboard and a door to the kitchen which has a step-down and is newly fitted range of grey wall and base units with contrasting wood effect work surfaces incorporating a space for a cooker with stainless steel extractor hood over, washing machine and fridge freezer, together with stainless steel sink unit with mixer tap and drainer, tiled splashbacks.

There are two windows to the rear and a partially glazed door to the rear with electric storage heater.

To the first floor, the landing has a storage cupboard housing the Stelflow water cylinder, electric storage heater and doors to two bedrooms and the bathroom, including a generously sized main bedroom with walk-in storage cupboard. The bathroom is partly tiled with white suite comprising of bath with mains shower over, pedestal hand basin and w.c.

Externally, to the front of the property there is on street parking available and to the rear there is a shared access lane to neighbouring properties. There are steps from the kitchen with a bin storage area and log store, together with the property being a short walk to all the local amenities.



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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, Barclays Bank, butchers and other shops.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £625 per calendar month, payable in advance by standing order. In addition, a Bond of £721 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.

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

The property is served by electric storage heaters, with mains electricity, drainage and water are connected.

Local Authority and Tax Band

Durham County Council. Tel 03000 501 501

The property is banded A

Viewings

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

Particulars and Photographs

Particulars Amend May 2023

Photographs taken May 2023.


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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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