



# 1 BARNARD STREET

Staindrop, County Durham DL2 3ND



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 1 BARNARD STREET

Staindrop, County Durham DL2 3ND

1 Barnard Street is a newly refurbished three bedroom stone built property which is located in the desirable lower Teesdale village of Staindrop.

The property has accommodation comprising: Dining room with window to front and open fire. Hallway. Living room with window to front and open fire. Dining kitchen with fitted wall and base units, contoured work surface, tiled splashbacks, sink with mixer tap and drainer, space for cooker, integral extractor hood, space for dishwasher, space for dining table and chairs and a door to understairs storage space. Utility room with fitted cupboards, contoured work surface, space for washing machine and door to the rear courtyard. Downstairs WC.

The first floor landing leads to two double bedrooms with feature fireplaces and a single bedroom. House bathroom including a bath with shower over, WC and pedestal wash hand basin.

Externally, there is a gated courtyard with two outhouses to the rear. There is the ability to park a car in the courtyard, if desired.



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[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please not all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. The village of Staindrop benefits from both a primary and secondary school, post office, butchers, a number of shops and public house. Barnard Castle offers many amenities from local and national retailers, to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.

### Terms & 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 £825 per calendar month, payable in advance by standing order. In addition, a deposit of £951 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.

### 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 consent of the Landlord.

### Local Authority and Council Tax

Darlington Borough Council tel:01325 405555

For Council Tax purposes the property is banded D.

### Services

The property is serviced by Gas central heating. Mains electricity, drainage and water.

### Viewings

Strictly by appointment only via GSC Grays, Barnard Castle Tel: 01833 637000.

### Particulars and Photographs

Particulars updated June 2023

Photographs taken June 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.

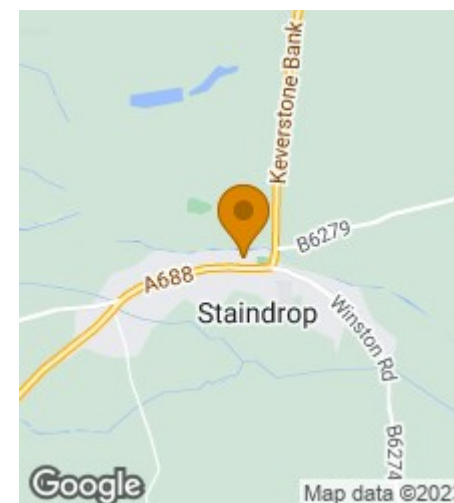


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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