



6 BARNARD STREET

Staindrop, Darlington, DL2 3ND



GSC GRAYS

PROPERTY • ESTATES • LAND

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6 Barnard Street is a period mid-terraced property located in the desirable lower Teesdale village of Staindrop. Available to let on behalf of Raby Estates.

The spacious accommodation comprises of entrance hall with staircase off, sitting room with feature fireplace, marble inset and hearth and coal effect gas fire, fitted cupboards to the alcove, wall lights and door to rear entrance hall/utility area with good sized understairs cupboard, alcove with plumbing for washing machine and door to rear. Kitchen/Dining Room is fitted with a range of beech effect base and wall units with contrasting dark marble effect worksurfaces with cream tiles incorporating double integrated oven and hob with extractor fan over. Stainless steel sink with mixer tap, integrated fridge and freezer, vinyl flooring to the kitchen area. The dining room has a feature tiled fireplace with open fire and door to the front entrance hall.

To the first floor the wide staircase leads to a small landing with a step to bedroom one being a good double room with feature decorative fireplace. There is a family bathroom which is partly tiled with deep cream suite comprising of bath with electric shower over, hand basin and WC, vinyl floor and airing cupboard. Bedroom two, is another good double room with cupboard over staircase which housing the central heating boiler.

Externally there is a rear yard with three outside stores, carport for parking of one vehicle and garage door access via the rear lane.



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

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GSCGRAYS.CO.UK



Location and Amenities

Barnard Castle 5 miles, Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate). The property is situated within the village of Staindrop which benefits from a Public House, Ofsted 'Outstanding'-rated Primary school, church, an active village hall as well as the historic Raby Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including the highly-regarded Barnard Castle School. Staindrop is ideally located with good access links to both the A1 (M) and A66 for commuting across the region. Further facilities, including LNER rail services, are available within nearby Darlington.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £675 per calendar month payable in advance by standing order. In addition, a bond of £778 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 written consent of the landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00

The property is Banded B

Services and Other Information

The property is serviced by gas central heating, mains electricity, water and drainage.

Particulars and Photographs

Particulars written June 2023

Photographs taken June 2023

Viewings

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

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.

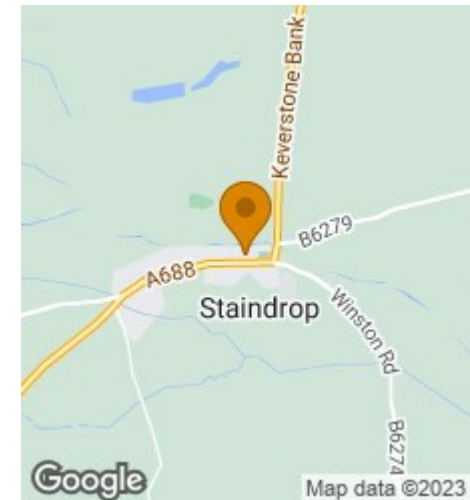


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan 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) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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