



# 47 NORTH GREEN

Staindrop, Darlington, County Durham DL2 3JP



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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A two bedroom mid terrace property located on North Green in the popular village of Staindrop, to let on behalf of Raby estates.

the property briefly comprises of entrance hall, sitting room, kitchen, ground floor bathroom, two good-sized double bedrooms, master having en-suite shower room. Externally there is a rear yard with outbuildings and gate leading to a large rear lawned garden with decked and flagstone patio area and Summerhouse.



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#### Situation and 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, 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.

#### Accommodation

Hardwood door to the entrance hall with door to living room and staircase off. The living room has a tiled fireplace with open fire and alcove storage cupboard and shelves together with understairs cupboard and door leading to the kitchen which is fitted with a range of cream base and wall units with contrasting beech effect work surfaces with green tiled splashbacks incorporating electric oven and hob and with extractor hood over, white ceramic sink with mixer tap, space for washing machine and rear access. There is a small hall which leads to the ground floor bathroom partly tiled and fitted with a white suite comprising of bath with mixer taps and shower attachment, hand basin, w.c. and wood effect vinyl floor.

To the first floor there is a small landing area two good-sized double bedrooms with master bedroom to the front with walk in wardrobe and en suite shower room comprising of corner shower enclosure with mains shower, corner hand basin and w.c. together with airing cupboard. Bedroom two is located to the rear of the property having a walk-in cupboard with shelves and houses the central heating boiler.

Externally, there are two outbuildings to the rear yard and timber gate which leads to the rear garden, laid mainly to lawn with flowerbeds, mature trees, decked patio and flagged patio areas, Summerhouse to the far end of the garden with decked area.

#### 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 £700 per calendar month, payable in advance by standing order. In addition, a deposit of £807 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.

#### 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..

#### Services and Other Information

The property is served by Gas central heating, with mains electricity, drainage and water connected.

#### Local Authority and Council Tax

Durham County Council

For Council Tax purposes the property is branded B

#### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

#### Particulars and Photographs

Particulars added November 2023

Photographs added November 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) A			91
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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