



BANKS COTTAGE

Barnard Castle, County Durham DL12 0XL



GSC GRAYS
PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 0XL

Banks Cottage is available to let on behalf of Raby Estates. The property has recently upgraded two bedroom detached house which enjoys stunning views of Upper Teesdale. Available to let immediately.



GSC GRAYS

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North Yorkshire, DL9 4QL

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Situation & Amenities

Forest-in-Teesdale Primary School 0.7 miles, St Johns Chapel 6 miles, Middleton-in-Teesdale 5 miles, Stanhope 14 miles, Barnard Castle 15 miles. Please note 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. Middleton in Teesdale offers a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

Description

Banks Cottage is an upgraded two bedroom detached house which enjoys stunning views of Upper Teesdale. The accommodation on offer includes a living room to the front aspect with a multi fuel stove. Utility room with fitted base units, contrasting work surface, two windows to the rear elevation, space for washing machine, central heating boiler and laminate flooring. Modern kitchen including fitted wall and base units, contrasting work surface, sink with mixer tap and drainer, space for cooker, integrated extractor hood, space for upright fridge/freezer, space for dishwasher, window to the front, laminate flooring, staircase to the first floor and a door to the bathroom. The bathroom offers a bath with a shower over, pedestal wash hand basin and WC.

To the first floor, there are two double bedrooms, both to the front aspect, one of which has a fitted storage cupboard.

Externally, the property has a garden to the side aspect, lean-to byre to the opposite side, garage and parking for two cars.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £750 per calendar month, payable in advance by standing order. In addition, a deposit of £865 shall also be payable prior to occupation.

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.

For Council Tax purposes the property is banded C.

Services and Other Information

Mains electricity. Oil fired central heating. Mains water. Private drainage.

Viewings

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

Particulars

Particulars amended November 2023

Photographs taken November 2023



Banks Cottage, Forest in Teesdale, Barnard Castle, County Durham, DL12 0XL



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		49	
(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.