



WATERS MEETING

Harwood in Teesdale, Barnard Castle, County Durham, DL12 0YB



GSC GRAYS

PROPERTY • ESTATES • LAND

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DL12 0YB

Waters Meeting is a detached spacious four bedroom period cottage located in Harwood in Upper Teesdale with walled gardens front and rear with enclosed gravelled parking and is surrounded by picturesque views over the dale.

The house briefly comprises: entrance hall, two reception rooms, spacious kitchen breakfast room, utility, downstairs w.c. four good-sized bedrooms, ensuite shower room and family bathroom. Walled gardens, gravelled driveway and stores.



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5-6 Bailey Court, Colburn Business Park, Richmond

North Yorkshire, DL9 4QL

01748 897629

LETTINGS@GSCGRAYS.CO.UK



Location and Amenities

Forest-in-Teesdale Primary School 4 miles, St Johns Chapel 7.5 miles, Middleton-in-Teesdale 10 miles, Stanhope 14.5 miles, Barnard Castle 20 miles, Wolsingham 20 miles, Penrith 33 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 variety of independent retailers, supermarket, post office and doctors surgery. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Secondary school also at Wolsingham.

Description

A spacious four bedroom detached period cottage benefiting from entrance hall with staircase off and doors leading through to the living room and dining room with views over the front garden. The living room has an inglenook stone fireplace with a multi-fuel stove and beamed ceiling and understairs cupboard with door leading to the large kitchen breakfast room with inglenook fireplace and multi fuel stove and is fitted with a variety of grey wall and base units, contrasting work surfaces, tiled splashbacks, space for cooker with extractor over, stainless steel sink with mixer tap, space for fridge freezer and dish washer with vinyl floor and spot lights. Door to the utility room with grey base unit and contrasting work surfaces space for washing machine, with oil boiler and vinyl floor. There is a downstairs cloakroom/w.c off the rear entrance hall.

To the first floor there is passage landing leading to a good-sized master bedroom with cupboard over the staircase and door to the en-suite shower room with white suite comprising of shower enclosure with mains shower, hand basin in vanity unit and w.c. with vinyl flooring. There are a further two good-sized double bedrooms with a good-sized single room and house bathroom fitted with a white suite comprising of bath with shower over and glass screen, hand basin in vanity unit and w.c. with vinyl floor.

To the exterior there is walled front and rear gardens laid to lawn with trees and shrubs, an enclosed gated gravelled driveway with parking, attached stores to include coal and log stores, large store with loft space over and a further store all with fine views over the dale.

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 £895 per calendar month, payable in advance by direct debit. In addition, a deposit of £1,032 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.

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.

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

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the Band is C

Services and Other Information

Mains electricity, drainage and water. Oil fired central heating.

Viewings

Strictly by appointment only via GSC Grays, Barnard Castle, 01833 637

Particulars and Photographs

Particulars written August 2023

Photographs taken August 2023



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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		70	
(55-68) D			
(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.