



# KILLRIGGS COTTAGE BOLAM

Darlington, County Durham DL2 2UP



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Darlington, County Durham DL2 2UP

Situated in the charming village of Bolam, Darlington, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features a newly fitted kitchen and a well-appointed bathroom. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in many homes today.

Bolam is known for its picturesque surroundings and friendly community, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within easy reach of Darlington's amenities. This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after location.



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#### Situation

Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 40 miles, A1(M) 7 miles, Durham Tees Valley Airport 16 miles. Mainline train stations can be found at both Darlington and Durham. Situated in the desirable village of Bolam, Killriggs enjoys an excellent rural position whilst retaining good transport links. The village benefits from having a Church, Post Office and Public House. Further amenities can be found in Darlington, Durham, Newton Aycliffe and the popular market town of Barnard Castle, which are within close proximity. The cities of Newcastle, York and Leeds are also easily accessible by train and motorway.

#### Amenities

Killriggs is situated in Bolam which is between picturesque Teesdale and Weardale, with the Yorkshire Dales and Tynedale also nearby. Golf courses can be found at Headlam Hall, Barnard Castle and Darlington. Racing at Catterick, Hexham, York, Sedgefield and Wetherby. Schools at Ingleton, Staindrop, Darlington and Barnard Castle.

#### Description

Killriggs Cottage is a period stone built three bedroom, detached property situated in the popular village of Bolam. The accommodation comprises: Entrance hall. newly fitted kitchen with fitted wall and base units, contoured work surfaces, sink with mixer tap and draining board, tiled splashbacks, integral oven and hob and tiled flooring. Utility room comprising sink with mixer tap and draining board, fitted base units, access to boiler and door to exterior. Dining room with multi fuel stove and providing access to the conservatory. Living room with windows to multi aspects, multi fuel stove and access to good sized understairs cupboard. Bathroom with panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls and tiled flooring. First floor landing. Master bedroom with window to front and access to overstairs storage cupboard. Bedroom two with window to front and Bedroom three is a single bedroom with window to front. Externally there are two;arge lawned gardens, off street parking, two garden sheds and a paved patio area.

#### Terms & Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £1200 per calendar month, payable in advance by standing order. In addition, a deposit of £1384 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 written consent of the Landlord, which will be subject to separate rental negotiation.

#### Note

The landlord reserves the right to occasionally use the gate at the bottom of the drive to gain access to the field.

#### Services and Other Information

The property is served by Oil Fired Central Heating, with mains Electric, Water and Drainage connected.

#### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

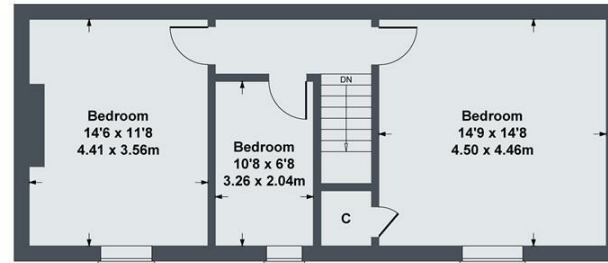
#### Viewings

Strictly by appointment only via GSC Grays 01748 897629

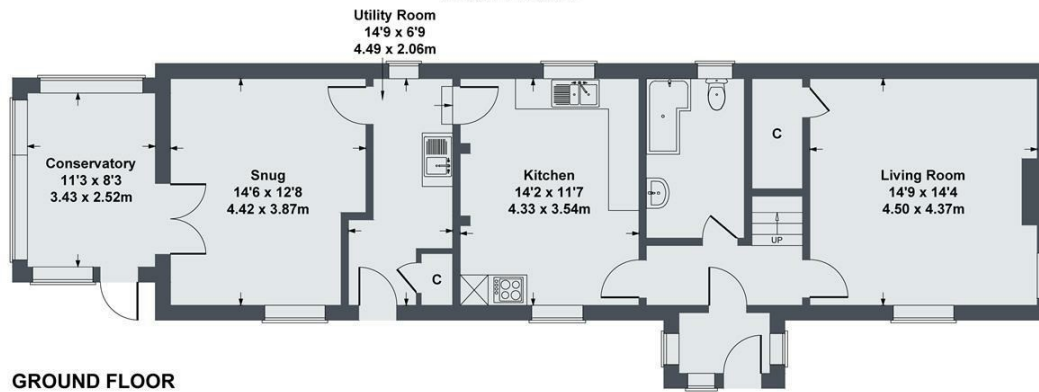


## Killriggs Cottage, Bolam

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



FIRST FLOOR



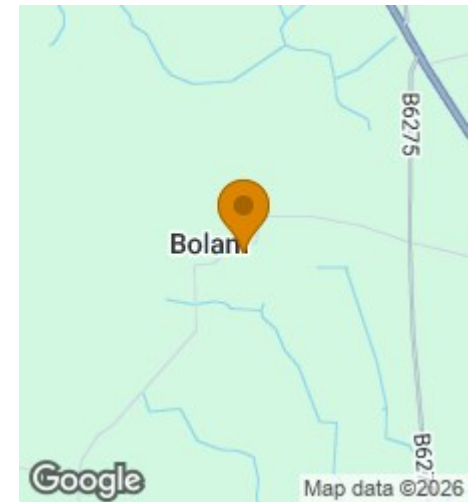
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.