

2 bed flat to rent in DL15

Hope Street, Crook, Durham, DL15 9HS

£550 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Central Location
- Two Bedroom Flat
- Brand New Kitchen & Bathroom
- New Flooring Throughout
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this two bedroom first floor, maisonette flat situated on Hope Street, Crook. The property benefits from gas central heating, double glazing and an open plan kitchen/lounge.

The accommodation comprises an entrance hallway with stairs to the first floor, kitchen/lounge, two bedrooms and a shower room. To the rear, gated access leads to a pathway serving the entrance, with access from the rear lane.

Crook is a popular town, offering a range of everyday amenities, including town centre shops, supermarkets, cafés, local schools and recreational facilities. Bus services connect the town with Durham and Bishop Auckland, where further shopping and leisure facilities are available. The surrounding County Durham countryside also provides opportunities for walking and outdoor recreation.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £634.62

Rent: £550 pcm

Property Type: Flat

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part-glazed UPVC entrance door, with carpeted flooring, a central heating radiator and stairs rising to the first floor.



Kitchen/living Room

6.39m x 3.80m (20'11" x 12'5")

An open plan living space with a double glazed window to the side aspect and a central heating radiator. The kitchen is fitted with a range of wall and base units, roll-top work surfaces and an inset stainless steel sink with taps and drainer, complemented by tiled splashbacks. Appliances include an integrated electric oven and four-ring electric hob with extractor above. Plumbing is provided for a washing machine, along with space for a fridge/freezer. Vinyl flooring defines the kitchen area, with carpeted flooring to the lounge.



Bedroom One

4.34m x 3.80m (14'2" x 12'5")

With a double glazed window to the rear aspect, central heating radiator, carpeted flooring and built-in storage, including a cupboard housing the combi boiler.



Bedroom Two

3.31m x 1.66m (10'10" x 5'5")

With a double glazed window to the side aspect, central heating radiator and carpeted flooring.



Shower Room

2.87m x 1.15m (9'4" x 3'9")

Fitted with a shower cubicle with mains-fed shower, vanity wash hand basin and WC. Featuring wall cladding, LVT flooring, a central heating radiator, chrome towel rail and a double glazed window to the side aspect.

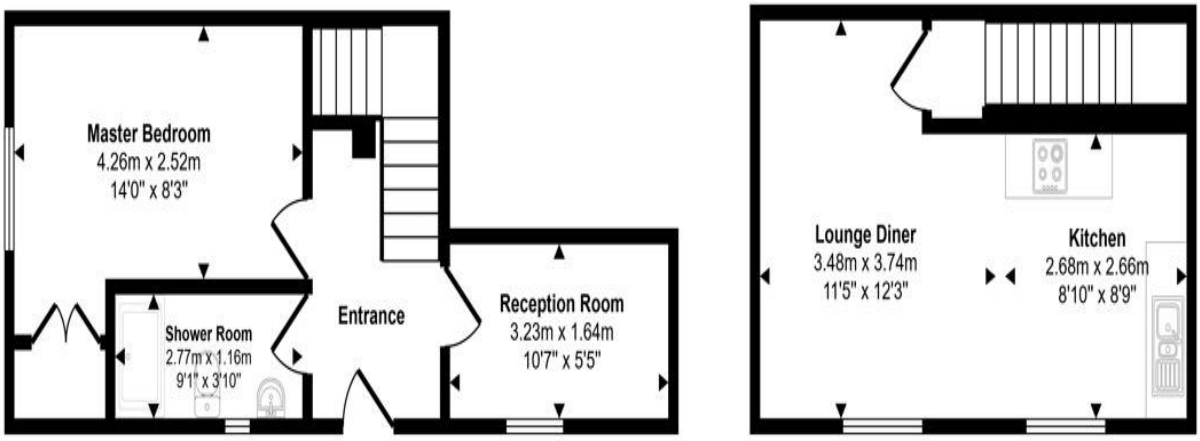


Externally

To the rear, gated access opens onto a pathway leading to the property entrance, with access from the rear lane.



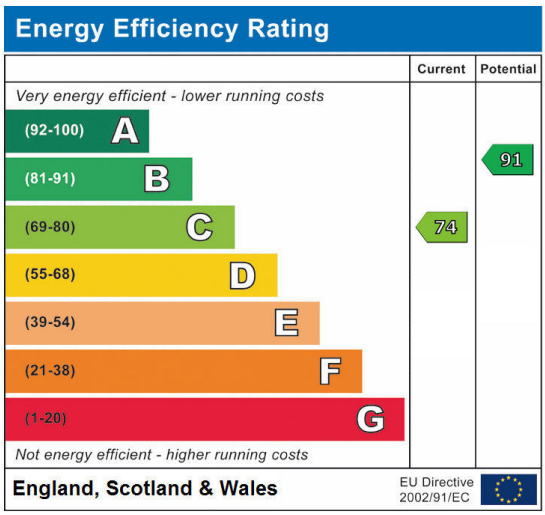
Approx Gross Internal Area
53 sq m / 573 sq ft



Ground Floor
Approx 29 sq m / 316 sq ft

First Floor
Approx 24 sq m / 258 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hope Street, Crook, Durham, DL15 9HS

Contact your local branch today for more information on this property:

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