

2 bed flat to rent in DL15

Hope Street, Crook, Durham, DL15 9HS

£525 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Three Bedroom Flat
- Central Location
- Brand New Kitchen & Bathroom
- New Flooring Throughout
- EPC Rating D

Key Information

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

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the market this newly renovated three bedroom upper flat situated on Hope Street, Crook.

The accommodation comprises an entrance hallway with stairs to the first floor, a lounge, kitchen/diner, three bedrooms and a family bathroom. The property benefits from double glazing and gas central heating via a combi boiler, with a front-facing bay window to the main bedroom. Access to the entrance is via a rear path with gated 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: £525 pcm

Property Type: Flat

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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 through a part-glazed UPVC door, with carpeted flooring and stairs leading to the first floor.



First Floor Landing

Carpeted landing providing access to the accommodation.



Living

4.61m x 4.11m (15'1" x 13'5")

Double-glazed window to the rear aspect, central heating radiator and carpeted flooring.



Kitchen

3.14m x 1.84m (10'3" x 6'0")

Fitted with base units and roll-top work surfaces, incorporating an inset stainless steel sink with taps and drainer, complemented by tiled splashbacks. Integrated electric oven and four-ring electric hob, plumbing for a washing machine and space for a fridge/freezer. A wall unit houses the combi boiler. Double-glazed window to the side aspect, central heating radiator and vinyl flooring.



Bedroom One

3.93m x 2.75m (12'10" x 9'0")

Double-glazed bay window to the front aspect, central heating radiator and carpeted flooring.



Bedroom Two

3.65m x 2.14m (11'11" x 7'0")

Double-glazed window to the front aspect, central heating radiator and carpeted flooring.



Bedroom Three

2.26m x 2.86m (7'4" x 9'4")

Central heating radiator and carpeted flooring.



Bathroom

2.34m x 2.68m (7'8" x 8'9")

Fitted with a white suite comprising a bath, WC and vanity wash hand basin. Wall cladding, vinyl flooring, extractor fan and central heating radiator. Double-glazed window to the rear aspect.

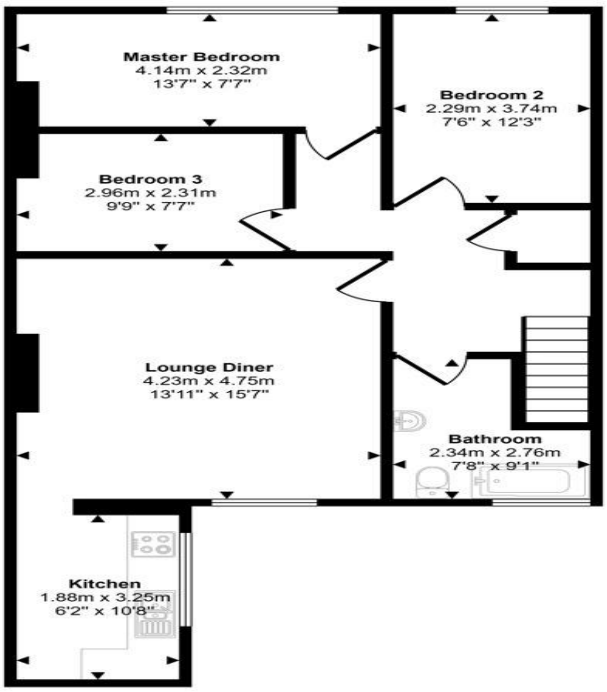


Externally

To the rear a path leads to the entrance, with gated access from the rear lane.

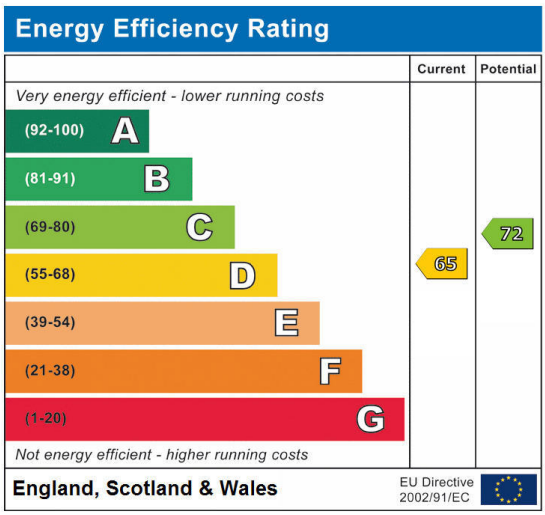


Approx Gross Internal Area
71 sq m / 760 sq ft



First Floor

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:

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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