



9 DUKE STREET

Staindrop, Darlington, County Durham DL2 3LX



GSC GRAYS

PROPERTY • ESTATES • LAND

9 DUKE STREET

Staindrop, Darlington, County Durham DL2 3LX

9 Duke Street is a two bedroom terraced cottage which is available to let on behalf of Raby Estates and enjoys a living room, dining room, kitchen, utility room, first floor landing, two bedrooms and a bathroom. Externally, there is an enclosed rear yard with three outhouses.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

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Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. Main line train stations can be found at Darlington and Durham with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house. Barnard Castle offers many amenities from local and national retailers, to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.

Description

9 Duke Street is two bedroom terraced cottage with accommodation briefly comprising of an entrance hall with staircase to first floor and doors to the two reception rooms. The first reception room has a radiator, open fire and window to the front aspect. The second reception room also has an open fire, radiator, window to the front aspect and door through to the kitchen. The kitchen includes fitted wall and base units with contrasting work surfaces and tiled splashbacks. There is a window to the rear aspect, plumbing for washing machine, space for a cooker, an integrated extractor hood, understairs storage cupboard, vinyl flooring, radiator and doors to the exterior and utility room. First floor landing with storage cupboard and doors leading off to the first floor accommodation. Two bedrooms. Bathroom including a bath with shower over, WC, pedestal wash hand basin, obscure glazed window to the rear aspect, vinyl flooring and radiator. Externally the property has an enclosed yard along with three outhouses.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £675 per calendar month, payable in advance by standing order. In addition, a deposit of £778 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.

Services

Mains electricity, drainage, water and gas. Gas fired central heating.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

Viewings

Viewings strictly by appointment only via the Agent GSC Grays Tel: 01748 897629

Particulars and Photographs

Particulars updated November 2023

Photographs taken November 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		89
(81-91) B		
(69-80) C		63
(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

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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.