



# 45 HOPELANDS

Heighington Village, County Durham DL5 6PH



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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Heighington Village, County Durham DL5 6PH

A well presented and spacious three bedroom property situated within the sought after village of Heighington. This neutrally decorated home offers a living room, dining kitchen and utility to the ground floor, with three bedrooms, including two doubles to the first floor and a bathroom. Externally there is on street parking bays, as well as low maintenance front gardens and a spacious garden to the rear, mainly laid to lawn. Offered on a long term and unfurnished basis.



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### Situation & Amenities

The village enjoys the benefit of a large village green, primary school, public houses, Village Hall, convenience shop, Church and doctors surgery. The local area offers a mixture of both state and independent schools for families looking to educate their children within the locality. Private schools within the region are at Barnard Castle, Yarm and Durham. The A66 and A1 (M) are easily accessible from Heighington, providing road links for commuters. There are mainline train stations at Durham and Darlington and International Airports at Newcastle, Teesside and Leeds/Bradford.

### Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £700 per calendar month payable in advance by standing order. In addition, a bond of £807 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.

### Services and Other Information

The property is serviced by gas central heating, mains electricity, water and drainage.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00

The property is Banded B.

### 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.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Particulars and Photographs

Particulars Amended February 2023

Photographs taken February 2023

### Disclaimers

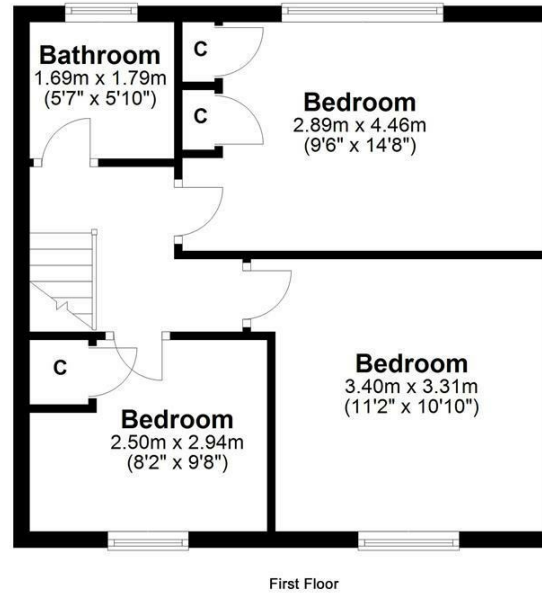
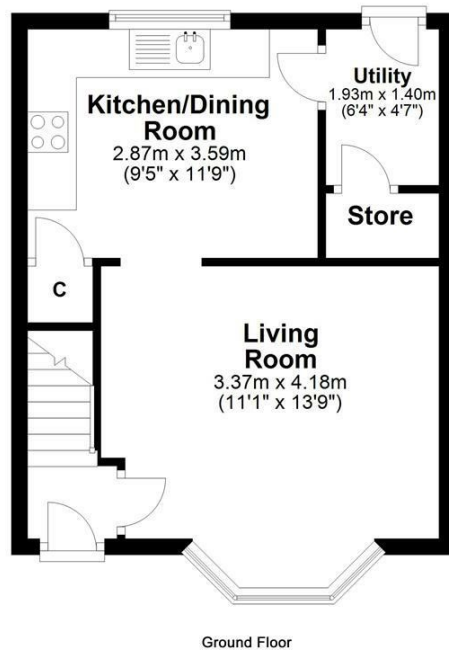
GSC Grays gives notice that:

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.



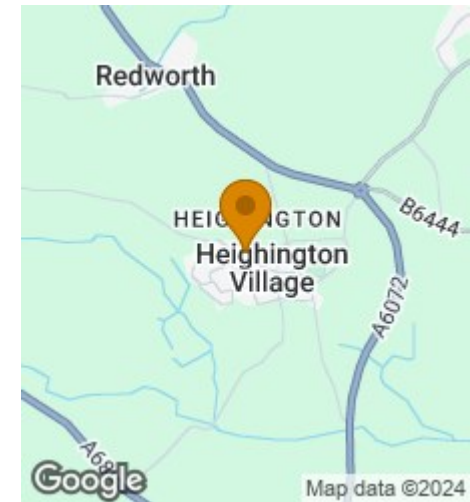
## 45 Hopelands Heighington Village

Total area: approx. 73.2 sq. metres (787.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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