



21 KIRK VIEW
Barnard Castle



GSC GRAYS
PROPERTY • ESTATES • LAND

21 KIRK VIEW

Barnard Castle, County Durham, DL12 8HE

A spacious 3 bedroom semi-detached house, located in the popular market town of Barnard Castle.

The spacious accommodation comprises of entrance hall, living room, open plan dining and garden room, kitchen, two very good-sized double bedrooms and one single bedroom, family bathroom.

Externally, there is a forecourt blocked paved garden with flower beds, driveway to the side of the property, with detached single garage to the rear. There is a side entrance gate to access the rear garden which is laid to lawn with patio area, borders, a raised flower bed and useful garden shed.



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Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

Half glazed double-glazed door leads to the entrance hall with staircase off with useful cupboard and understairs cupboard and door leading to the living room with large bay window, stone and marble fireplace with gas fire. The open plan dining room has a marble fireplace and gas fire, storage cupboards and extended through to the garden room with patio doors to the rear garden. The kitchen has a sliding access door and door to the dining room and is fitted with a range of beige and wooden base and wall units with matching work surfaces with cream and floral tiled splashbacks incorporating a stainless steel sink with mixer tap, electric hob with extractor hood over, built-in double oven, space for fridge/freezer and vinyl tiled effect flooring.

To the first floor there is a return staircase leading to a spacious landing area with doors to bedroom one being a good-sized double bedroom with wall lights located to the front. Bedroom two is to the rear with useful fitted cupboards and is a good-sized double room, together with bedroom three being to the front is a good-sized single room with void area over the staircase. The house bathroom is fully tiled with double walk-in shower enclosure with electric shower over, vanity unit with enclosed sink and W.C., airing cupboard housing the hot water cylinder and header tank, spotlighting and tiled floor.

Externally, there is walled block paved forecourt garden with flowerbeds, a block paved driveway to the side of the house leading to the detached single garage and access gate to the rear garden with patio area, lawn with flowerbeds and a raised flowerbeds with a useful garden shed for storage.





Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £875 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £1009 shall also be payable prior to occupation.

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.

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.

Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded C

Services and other Information.

This property is served by gas fired central heating with mains drainage, water, electricity and gas.

Viewings

Strictly by appointment only via GSC Grays 01748 897629

Particulars and Photographs

Particulars written June 2024

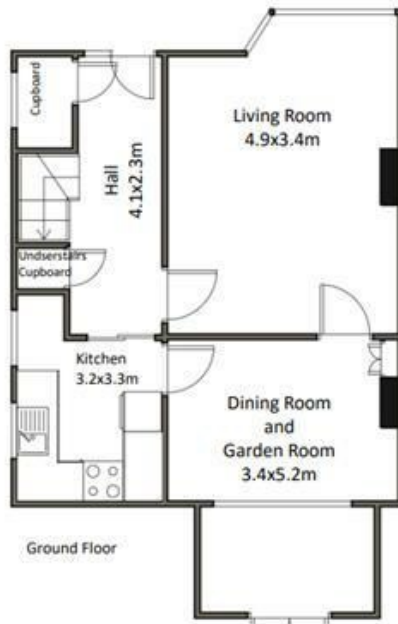
Photographs taken June 2024

Disclaimer

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.

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	80
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.