



# 34 HILL TERRACE

Middleton-In-Teesdale, Barnard Castle, DL12 0SL



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Occupying an elevated position in the popular village of Middleton-in-Teesdale, this characterful 2 bedroom end-of-terrace property offers spacious accommodation and briefly comprising of entrance hall, living room, large kitchen/dining, downstairs w.c. two good-sized bedrooms and a family bathroom. Externally there is a small yard area.



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#### Location and Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

#### Description

The property benefits from an entrance hall via a double glazed door with staircase off and door leading to a spacious living room with a bay-window to the front elevation and electric stove style fire as well as a kitchen-dining room with a range of traditional wooden wall and floor units with contrasting work surfaces incorporating electric oven and hob with extractor fan over, space for washing machine and stainless steel sink with mixer tap. There is a rear entrance hall and downstairs cloakroom and W.C which houses the oil boiler.

On the first floor there are two good-sized bedrooms and a large bathroom comprising of bath with separate shower cubicle and electric shower, hand basin and W.C.

Externally, the property is set back from the road with a walled forecourt and accessed by the gate, to the rear of the property there is storage for bins, logs and a shed.

#### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £650 per calendar month, payable in advance by standing order. In addition, a deposit of £750 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 month's 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 references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

#### 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 and Other Information

The property is served by oil central heating, mains electricity, water and drainage are connected.

#### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the Band is B.

#### Viewings

Strictly by appointment only via GSC Grays 01748 897629.

#### Particulars and Photographs

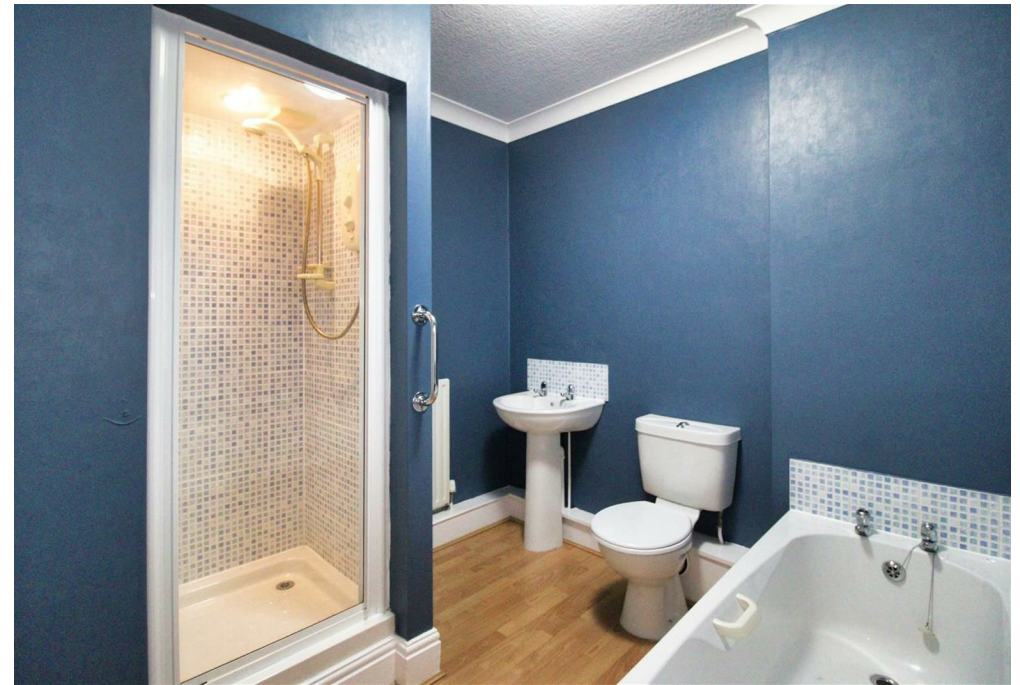
Particulars written February 2024

Photographs taken January 2024

#### Disclaimer

GSC Grays gives notice that:

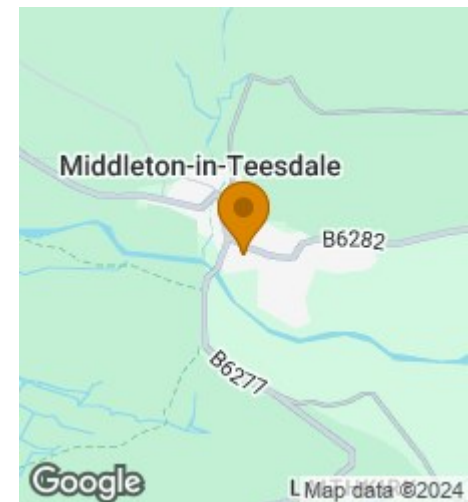
1. These particulars are a general guide only and do not form any part of any offer or contract.





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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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.