



# 54 NORTH GREEN

Staindrop, Darlington, County Durham DL2 3JP



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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This end terrace property was formally a public house (The Raby Buck) and is set on the green in the popular village of Staindrop, close to Barnard Castle.

The property is offered to rent fully furnished and comprises of entrance hall, living room, kitchen dining room, cellar, two double bedrooms and house bathroom.

Open frontage and rear courtyard with outbuilding.



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### Situation and Amenities

Barnard Castle 5 miles, Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate).

The property is situated within the village of Staindrop which benefits from a Public House, Ofsted 'Outstanding'-rated Primary school, church, an active village hall as well as the historic Raby Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including the highly-regarded Barnard Castle School. Staindrop is ideally located with good access links to both the A1 (M) and A66 for commuting across the region. Further facilities, including LNER rail services, are available within nearby Darlington.

### Description

The accommodation comes fully furnished with an entrance hall with coat hooks leads to the living room with a media wall incorporating a feature electric fire, wall mounted T.V. and alcoves with lighting. There is a wooden staircase off and door to the inner hallway with doors to rear access and the kitchen being fitted with a range of white base and wall units with contrasting grey laminate worktops incorporating integral oven with hob and extractor over, stainless steel sink with mixer tap, freestanding dishwasher, washing machine and fridge freezer. There is a cupboard housing the boiler and wood effect vinyl floor and spotlights. A door from the hallway leads to the cellar via stone steps being useful for storage area with lighting. The landlords are storing some of their items in one corner.

To the first floor there is a passage landing leading to master bedroom being a good double bedroom to the front with fitted cupboard. The house bathroom being partly panelled in marble effect with white suite comprising of L-shaped bath with mains shower over and glass shower screen, sink and vanity unit with illuminating mirror over, W.C. with wood effect vinyl floor, spotlights and chrome towel radiator. The second bedroom is a double room with feature fireplace.

Externally, there is an open front flagstone area with access to the rear courtyard via a timber gate from the side public footpath. The rear yard has a small flowerbed area and stone outbuilding.

### Terms & Conditions

The property shall be let furnished by way of an Assured Shorthold Tenancy for an initial term of 12 Months at a rental figure of £ 775 per calendar month, payable in advance by standing order. In addition, a deposit of £894 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 without the prior consent of the Landlord.

### Local Authority and Council Tax

Durham County Council

For Council Tax purposes the property is banded C

### Services and Other Information

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

### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

### Particulars and Photographs

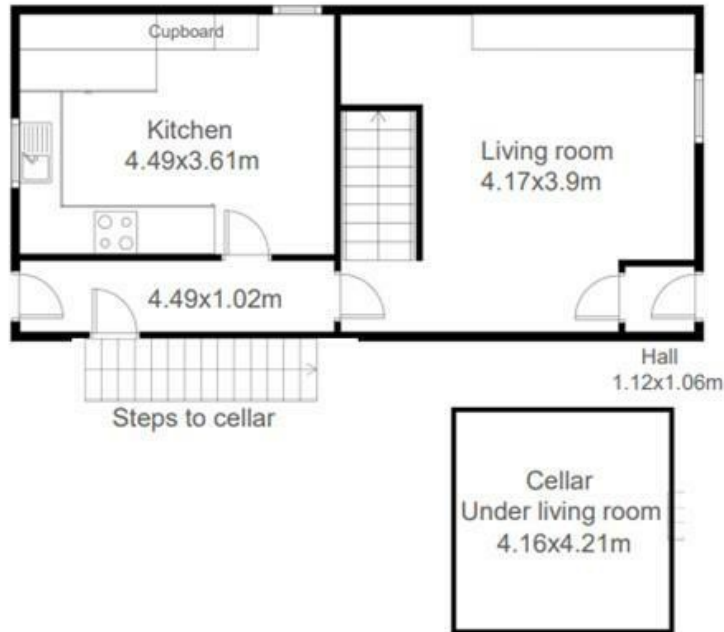
The particulars were written November 2024

Photographs taken September 2024





## 54 North Green, Staindrop



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			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(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

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.