



# 33 MARKET PLACE

Middleton-In-Teesdale, Barnard Castle, County Durham DL12 0RJ



**GSC GRAYS**  
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# 33 MARKET PLACE

Middleton in Teesdale, Barnard Castle,  
County Durham, DL12 0RJ

Mid two bedroomed terrace in the heart of Middleton in Teesdale, with local amenities within walking distance.

The property offers living room, kitchen and dining area, downstairs W.C., two double bedrooms and family bathroom.

There is a gravelled garden to the rear of the property.



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### Situation and Amenities

Local amenities within the town, local shops, schools and churches all within walking distance. 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, Post Office, Barclays Bank, butchers and other shops.

### Description

Entrance hall leads into the living room with fireplace with electric fire, understairs cupboard and stair case off. A door leads from the living room to the kitchen dining area. The kitchen is fitted with a range of beech effect base and wall units with contrasting black work surfaces incorporating a double oven, hob with extractor over, fridge and freezer, stainless steel sink with mixer tap and a freestanding washing machine. There is vinyl floor to the kitchen and carpet to the dining area with a dresser unit. Door to rear hall and downstairs W.C. with corner hand basin.

To the first floor there is a good-double front bedroom with fitted wardrobes and a further double room to the rear. The house bathroom which is partly tiled and fitted with P-shaped bath with mains shower over, hand basin in a vanity unit and illuminated mirror unit over, W.C in vanity unit and airing cupboard.

To the rear of the property there is a walled gravelled garden and flagstone Patio with views over Teesdale. There is shared access pathway.

### Terms and 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 £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 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.

### Services

Mains electricity, drainage, water, gas (LPG)

### Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded A.

### Viewings

Strictly by appointment only via GSC Grays 01748 897629.

### Particulars and Photographs

Particulars written November 2024

Photographs taken November 2024

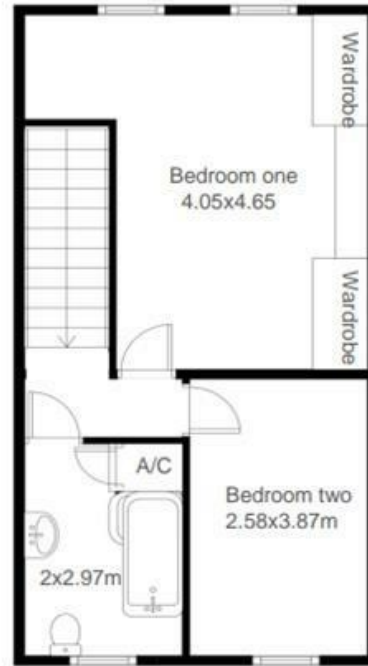
### Disclaimer

GSC Grays gives notice that:

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



## 33 Market Place, Middleton in Teesdale



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 misstatement. 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			
		50	77
<b>England &amp; Wales</b>		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.