



HOLBROOK & CO  
ESTATE AGENTS  
SOLD. 01423 855565

# 46 GRANGEFIELDS

Startforth, Barnard Castle, County Durham DL12 9BF



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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# 46 GRANGEFIELDS

Startforth, Barnard Castle, County Durham DL12 9BF

A modern terraced two bedroomed house in the popular area of Startforth, Barnard Castle providing all local amenities.

The accommodation briefly comprises of entrance hall, downstairs W.C., open plan living and kitchen, two double bedrooms and a house bathroom.

Externally, there is a rear garden laid mainly to lawn with gated access to the front, with open frontage and parking for one vehicle.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK

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### Situation and Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated near the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

### Description

Entrance hall with fitted cupboards housing the boiler and door to the downstairs cloakroom/W.C. A further door leads to the open plan living area with Patio doors to rear garden and a modern white fitted kitchen with base and wall units contrasting grey work surfaces with white tiles, integrated electric oven and gas hob with extractor over, stainless steel sink with mixer taps with free standing fridge/freezer and dishwasher.

To the first floor, there are two good-sized double bedrooms and house bathroom fitted with a white suite comprising of bath with mains shower over, hand basin and W.C. with vinyl floor.

Externally, there is lawn forecourt and shared access to the rear garden, laid to lawn.

### Terms and 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 £725 per calendar month, payable in advance by standing order. In addition, a deposit of £836 shall also be payable prior to occupation. Free standing dishwasher and fridge freeze are not part of the tenancy and the responsibility of the tenant.

### 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 / Pets shall not be kept at the property without prior consent from the landlord.

### Services and Other Information

Mains Gas, Water, Electric and sewage are connected.

### Local Authority and Council Tax

The local authority is County Durham

For Council Tax purposes the Band is an B

### Viewings

Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

### Particulars and Photographs

Particulars written December 2024

Photographs taken in December 2024

### Disclaimer Notice

GSC Grays gives notice that:

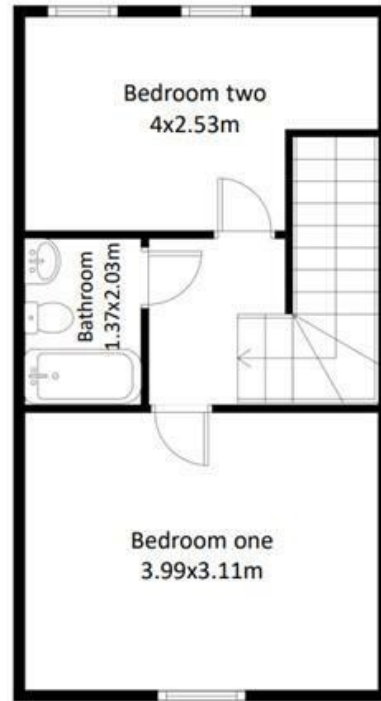
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made






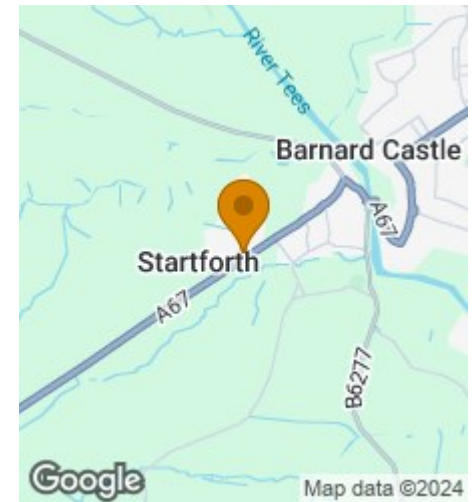


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan 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			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(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 	



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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.