



# 27 PRIORY YARD

Barnard Castle, County Durham DL12 8PP



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 27 PRIORY YARD

Barnard Castle, County Durham DL12 8PP

27 Priory Yard is a two bedroom property which offers low maintenance accommodation and is situated within the popular market town of Barnard Castle. AVAILABLE TO LET IMMEDIATELY.



**GSC GRAYS**

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4QL

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### Situation and 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. 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. Located within picturesque Teesdale, with the Yorkshire Dales National Park also easily accessible. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Barnard Castle is a market town with a large range of retail shops, a Post Office, a Doctors Surgery, eating places and sporting facilities including a Golf course and Leisure Centre.

### Description

27 Priory Yard is a two bedroom stone built property which is located in the popular market town of Barnard Castle. The property has accommodation briefly comprising: Hallway. Kitchen including fitted wall and base units, contoured work surface, sink unit with mixer tap and drainer, integral electric oven, integral gas hob, space for washing machine and space for upright fridge/freezer. Living room with patio doors opening onto the patio garden. First floor landing. One double bedroom. One single bedroom. House bathroom including a bath with shower over, pedestal wash hand basin and WC. Externally there is an enclosed patio style garden to the rear, open plan lawned garden to the front and one parking space.

### Terms & 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 £625 per calendar month, payable in advance by standing order. In addition, a deposit of £721 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.

### Services Services and Other Information

Mains electricity, drainage, gas and water. Gas fired central heating.

### Local Authority and Council

The local authority is Durham County Council Tel: 03000 26 00 00.

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 updated December 2024

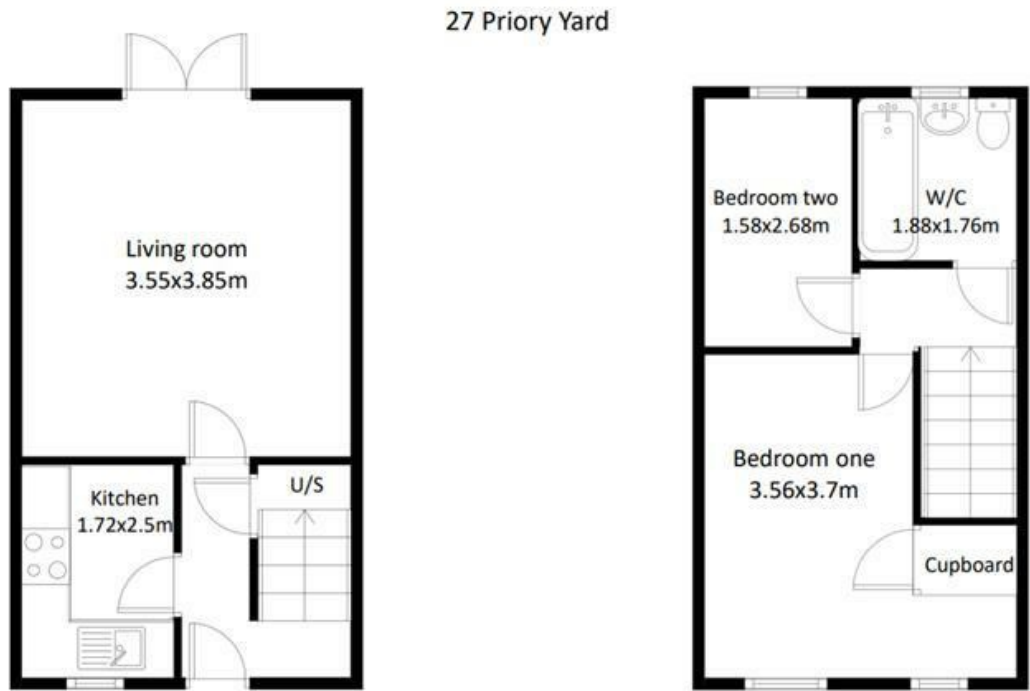
Photographs taken May 2016 and December 2024

### Disclaimer Notice

GSC Grays gives notice that:

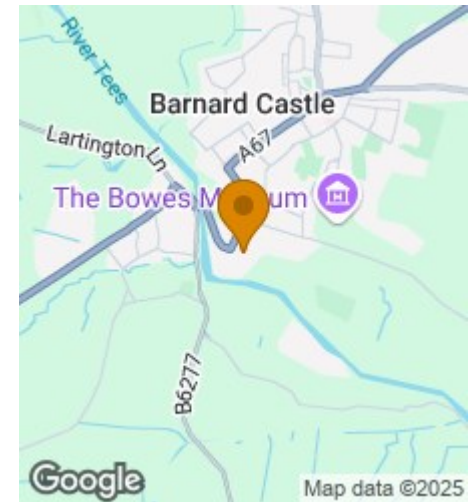
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.





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			
(69-80) C		71	
(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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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.