



1 CROFT VILLAS

Darlington, County Durham DL3 8EW



GSC GRAYS

PROPERTY • ESTATES • LAND

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1 Croft Villas is a Grade II Listed one bedroom, first floor apartment, located above a convenience store. The property has spacious well presented accommodation throughout and character features including a granite fireplace, sash windows and cornicing. The accommodation comprises a sitting room, dining room, kitchen, spacious double bedroom and bathroom with a separate bath and shower. The property has been recently refurbished and offers neutral decoration throughout.

Externally, there is a gated courtyard which provides a seating area and stairs leading up to the front door.



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Situation and Amenities

This property is located in the prestigious and sought after West End of Darlington. The centre of the town is located within around half a mile of the property and offers a wide variety of amenities including national and local retailers, a large range of bars and restaurants, cinemas, theatres, sports centres and golf courses. For the commuter there is good access to the A1(M) and the A66 over towards Teesside plus a mainline railway station in Darlington. There is easy access to airports (Newcastle, Teesside), the coast and the countryside including North Yorkshire and Durham dales.

Description

Front leading into a spacious hallway, with doors leading to the bedroom, bathroom, living room and a storage cupboard with hanging space, radiator. Living room with a window to the rear, feature fireplace with granite hearth and wooden surround (blocked off), radiator and door and steps leading into the dining room. The dining room has a window to the side, radiator and a door leading to the kitchen. The Kitchen with a range of wall and base units with white frontage, a stainless steel sink unit, electric oven and hob, stainless steel extractor fan, gas boiler and two windows to the rear and side, radiator and false door. The main bedroom is a spacious double bedroom with a window to the front, sash window to the front, cornicing and radiator. The bathroom, with a white suite, comprising panelled bath with hand held shower head, pedestal wash hand basin, low level WC, step in shower, extractor fan and opaquely glazed sash window to the front.

Externally, the property is approached from Elton Parade down a private lane, Croft Villas. There is parking to the rear and a gated, paved area with steps leading up to the front door.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental figure of £575 per calendar month, payable in advance by standing order. In addition, a deposit of £663 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 written consent of the Landlord, which will be subject to separate rental negotiation.

Viewings

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

Local Authority and Council Tax Band

Darlington Borough Council.

For Council Tax purposes the property is banded B.

Services and other information

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

Particulars

Particulars updated Dec 2024


Photographs taken May 2021.

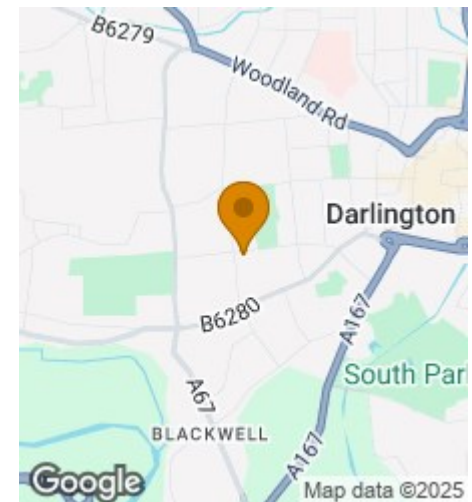
Disclaimer Notice

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.