



2 RICHMOND TERRACE  
Croft On Tees, Darlington



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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## 2 RICHMOND TERRACE

Croft On Tees, Darlington, County Durham, DL2 2TA

With good access to Northallerton, Darlington, the A1 and A66, an imposing period double fronted town house in a superb location with open views to the front.

The property provides spacious family living accommodation with many original features retained comprising three reception rooms, kitchen, utility, W.C, cellar, four double bedrooms, en-suite shower room and house bathroom.

Externally, there is a courtyard garden to front and rear. Garage and off road parking. The property is offered unfurnished.



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### Situation & Amenities

Darlington 3.6 miles, Richmond 14 miles, Northallerton 13 miles, Middlesbrough 19 miles, Durham 24 miles, York 56 miles. Please note all distances are approximate.

Croft is a thriving village with primary school and hotel. A village shop and post office can be found in nearby Hurworth Place. Secondary schools can be found at Hurworth, Richmond, Northallerton & Darlington. Private education can be in the nearby town of Yarm. The nearby town of Darlington offers a wide range of national and local retailers, restaurants and leisure opportunities.

### Description

An imposing period double fronted townhouse in a superb location with open views to the front. The property provides spacious family living accommodation with many original features retained including fireplaces with open grates in the main living rooms, picture rails and sash windows. Accommodation comprises: entrance porch and hall with coving to ceiling, stripped floorboards, wooden staircase and doors to all three living rooms, cellar and door to the rear garden. The kitchen is newly fitted with a range of grey wall and floor cupboards incorporating gas oven and electric hob, access to utility room off. To the first floor there is a galleried landing with arched window to the rear elevation and providing access to four bedrooms, all of which have a feature period fireplace and the family bathroom/shower/wc. The master bedroom has steps down to an en-suite bathroom. Outside there are small lawns to the front of the property and the rear garden. A single garage is located on the far side of a shared access drive.







### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for up to 2 years at a rental of £1,600 per calendar month, payable monthly in advance by standing order. In addition, a bond of £1846 Shall be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent. 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 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.



### 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.

### Local Authority and Council Tax

Richmondshire District Council - Tax Band E

### Services and Other Information

The property is served by Gas fired central heating, with mains electricity, water and drainage are connected.

### Viewings

Strictly by appointment with the agent GSC Grays tel: 01748 897629.

### Particulars

Particulars updated January 2025

Photographs taken January 2025.

### 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.



## 2 Richmond Terrace, Croft on Tees



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.