



# 6 KIRK VIEW

Barnard Castle, County Durham DL12 8HE



**GSC GRAYS**

PROPERTY • ESTATES • LAND



---

# 6 KIRK VIEW

Barnard Castle, County Durham DL12 8HE

Kirk View is a three bedroom property which is situated in a popular location within the sought after historic market town of Barnard Castle. The property offers a living room, modern dining kitchen, conservatory, downstairs WC, first floor landing, two double bedrooms, one single bedroom and a bathroom. Externally there is a rear garden, front garden and a garage with off street parking for one car in front.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

GSCGRAYS.CO.UK

---





### 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

### Description

The property opens in an entrance hall with laminate flooring, radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation. There is a door leading to the living that faces the front of the property with double glazed bay window, radiator and a gas coal affect fire with marble hearth and wooden surround. There is a downstairs w/c with an obscure double glazed window to the side elevation, WC and wash hand basin. The dining room/kitchen comprises of a spacious and modern fitted dining kitchen with fitted wall and base units, granite effect laminate work surface, double Belfast style sink, radiator, integral washing machine, integral dishwasher, integral fridge/freezer, space for range style oven, integral extractor hood, laminate flooring, double glazed windows to dual aspects, radiator, access to boiler and door leading into the conservatory. The landlord will fit a cooker, if required. The conservatory offers a pleasant outlook over the rear garden, tiled flooring, radiator and door opening to the rear garden. The landing on the first floor has double glazed window to the side elevation, access to the loft and doors opening to the first floor accommodation. Bedroom one is to the rear elevation, offering a double glazed window, radiator and fitted wardrobes. Bedroom two, has a double glazed window to the front elevation, radiator and fitted wardrobes. Bedroom three, with double glazed window to the front elevation and a radiator. The family bathroom comprises of WC, sink, free standing roll top bath, walk in shower, obscure double glazed window to the rear elevation, laminate flooring, radiator and dado rail. Externally, to the front there is a low maintenance front garden with steps leading up to the front door, and to the rear a pleasantly sized easily maintainable garden with paved area, timber decked area with water feature and walled boundaries. The garage is access from the rear garden. There is access to the front along the side of the house. The property also has a single garage with double opening doors to the front elevation, power and light.

### 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 £850 per calendar month, payable in advance by standing order. In addition, a deposit of £980 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 cost of which is £45 (including VAT) per applicant. 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 and Other Information

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

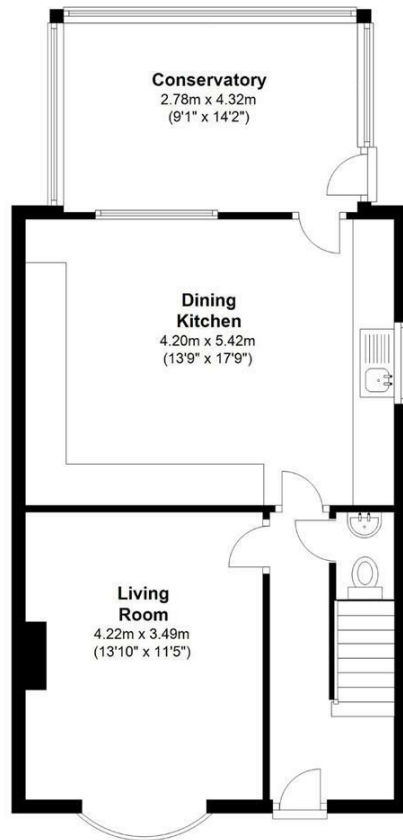
### Local Authority and Council Tax

The local authority is Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the Band is an B

### Viewings

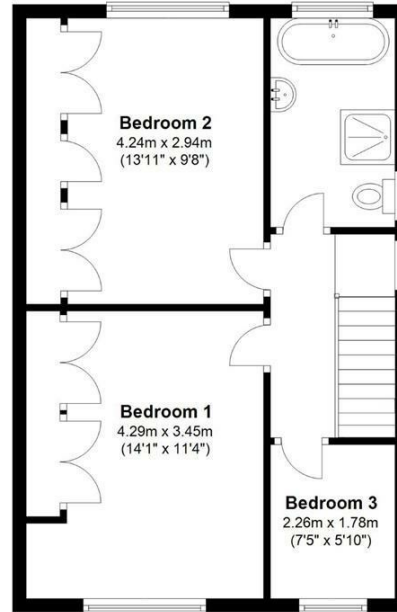
Strictly by appointment only via the Agents GSC Grays Tel 01748 897629






Ground Floor

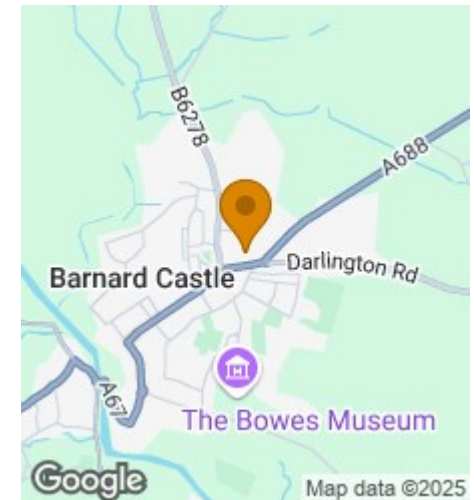
## 6 Kirk View Barnard Castle



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms & any other items are approximate & no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale & is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>72</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

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.