



# 3 THE GARTH

Killerby, Darlington, County Durham DL2 3UF



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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An end terraced two bedroomed cottage on the edge of the hamlet of Killerby with views over open countryside, let on behalf of Raby Estates.

The property comprises living room, kitchen, utility, two good sized bedrooms, bathroom, front gravelled garden, rear and side courtyard.



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

North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK

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Location and Amenities

Situated in the hamlet of Killerby with nearby village of Ingleton benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle, Teesside and Leeds Bradford. The A1(M) is easily accessible bringing many areas within commuting distance.

Description

Entrance hall with tiled floor and staircase off with door to the living room with decorative fire surround and open fire. Door to kitchen which is fitted with a range of grey floor and wall units with white tiles splashbacks, contrasting work surface incorporating stainless steel sink with mixer taps, space for electric cooker with stainless steel extractor hood over, rear door and door to utility area housing the boiler with shelving. To the first floor there is a wide staircase to a spacious landing area with views over open countryside and doors to master bedroom to the front being a good double and bedroom two is to the front and is a good single room. The bathroom is fitted with a white suite comprising of bath with white tiles and mains shower over, hand basin in vanity unit, and vinyl floor. Externally, there is a front walled gravelled garden, rear and side courtyard with views over open countryside.

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 £750 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £865 shall also be payable prior to occupation.

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.

Local Authority and Council Tax

Darlington Borough Council Council Tel: 01325 405555  
For Council Tax purposes the property is a Band A.

Services and Other Information

Mains electricity, drainage and water. Oil fired central heating.

Viewings

Viewings are strictly by appointment only via GSC Grays on 01748 897629

Particulars and Photographs

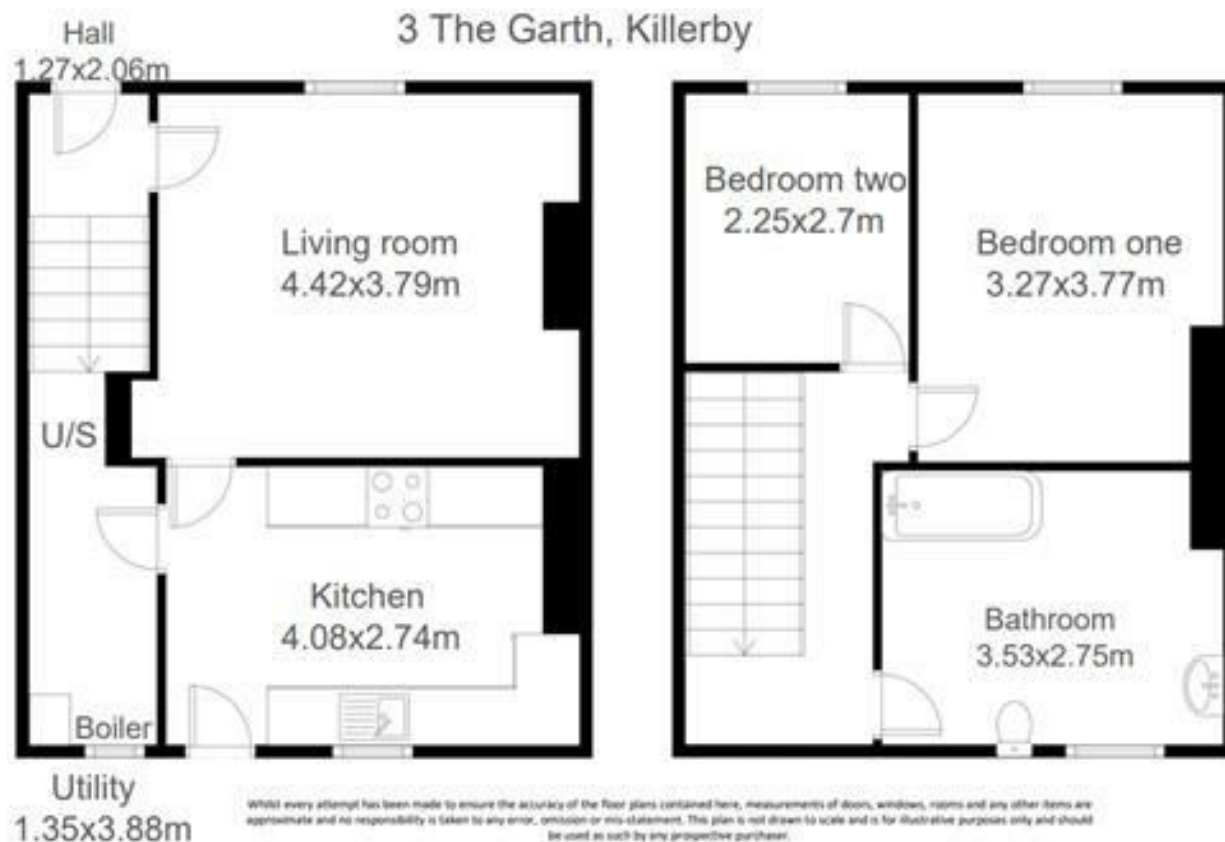
Particulars written February 2025  
Photographs taken February 2025


Disclaimer

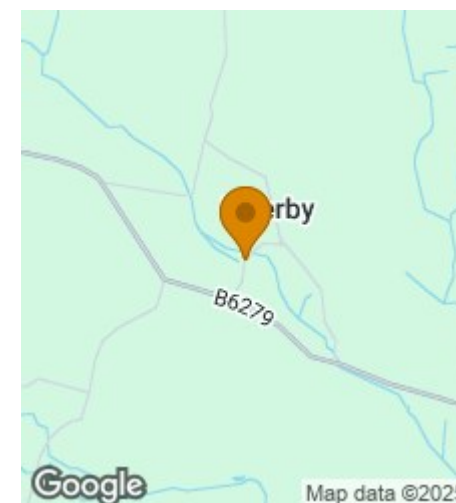
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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

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