



# 2 THE GARTH

Killerby, Darlington, County Durham DL2 3UF



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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An mid 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 and rear courtyard.



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

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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 electric style multi stove stone hearth and wooden mantel, laminated wooden floor. Door to kitchen which is fitted with a range of beech 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 room. 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 electric shower over, separate shower enclosure with electric shower, hand basin, W.C and vinyl floor. Externally, there is a front walled gravelled garden, rear flagstone 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

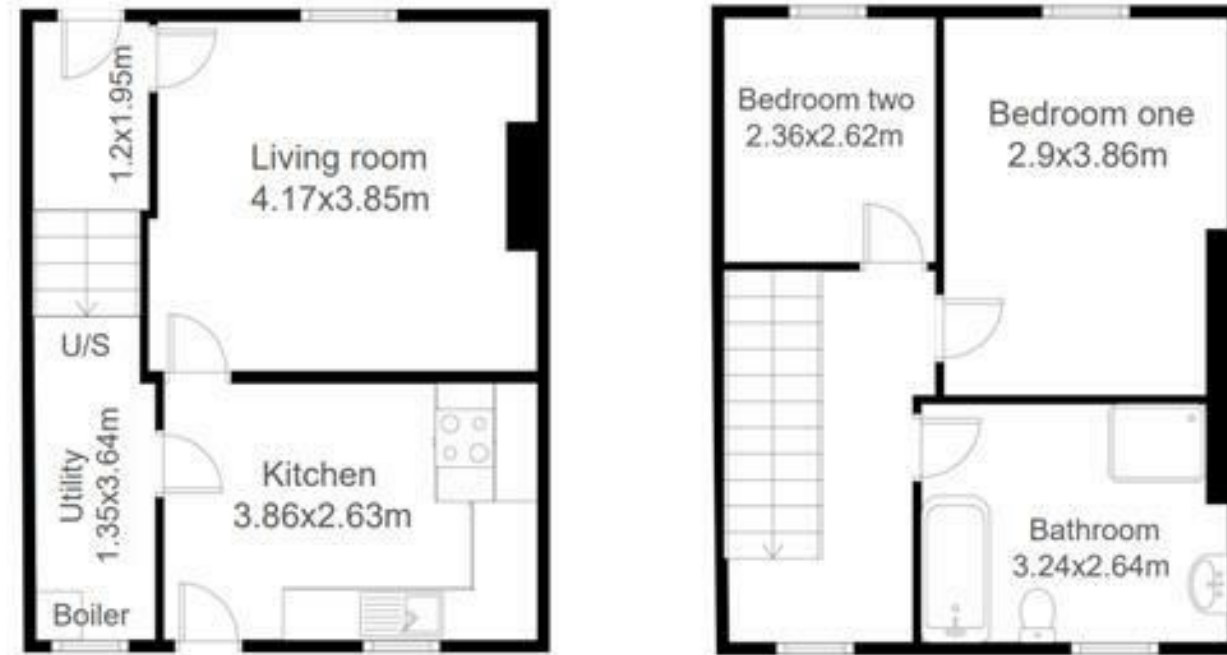
#### Disclaimer

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 The Garth, Killerby



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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