



THE MAISONETTE 54 GALGATE

Barnard Castle, County Durham DL12 7BH



GSC GRAYS

PROPERTY • ESTATES • LAND

THE MAISONETTE 54 GALGATE

Barnard Castle, County Durham DL12 8BH

An immaculately presented and spacious first floor flat with accommodation over two levels and within a town centre location.

The maisonette offers three bedrooms over two levels, living room and well specified kitchen and bathroom suite. There is an additional w.c to the second floor.



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

4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle 43 miles, A1(M) 17 miles. Please note all distances are approximate. Centrally situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle, and Leeds/Bradford.

Description

The Maisonette at 54 Galgate is well specified and immaculately presented flat offering two or three bedroom accommodation over two levels. The flat is centrally placed within the town of Barnard Castle and also benefits from off road parking. The accommodation comprises: external staircase to first floor hallway with storage cupboards, understair cupboard with fitted washing machine. There is a Living room and second reception or bedroom, fitted kitchen with integral oven and ceramic hob, fridge and freezer unit, stainless steel sink unit with drainer and mixer tap. The bathroom has a contemporary white three piece suite with chrome heated towel rail and external window. The second floor has two bedroom with conservation lights to both elevations and there is an additional toilet off the landing. Externally there is a small lawned area and parking for one small car under the arch.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £650 per calendar month, payable in advance by standing order. In addition, a deposit of £750 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.

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.

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.

Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded A.

Services and Other Information

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

Viewings

Strictly by appointment only via GSC Grays.

Particulars and Photographs

Particulars updated March 2025.

Photographs taken March 2021 and March 2025



54a Galgate, Barnard Castle



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