



Front Street

Westgate DL13 1JL

£900 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Front Street

Westgate DL13 1JL



- Three Bedroom Property
- EPC Grade D
- Recently Renovated

Double fronted family residence which was reputedly formerly the oldest subscription library in Britain. Having been renovated recently by the current owners creating an inviting bright home with many traditional features we are sure any potential tenant will fall in love with this property.

Brief details comprise of: entrance hallway having steps leading to down to the cellar, lounge and a separate dining room to front and country style fitted kitchen to the rear.

To the first floor a lovely staircase connects three bedrooms and a family bathroom. Externally the property has a small outside area and oil tank.

Welcome to Westgate, Weardale! Westgate is a small village in the heart of the North Pennines, known for its scenic beauty and history, including St. Andrew's church and the nearby Slitt Wood with its waterfalls and old mine workings, an ancient woodland, to the north of the village is a place of peace and relaxation. Westgate is located in the heart of the North Pennines, a designated Area of Outstanding Natural Beauty.

Ground Floor

Entrance Hallway

Via timber front entrance door, part feature panelled walls, wood stripped flooring, central heating radiator and feature original staircase to first floor.

Lounge

14'1" x 13'9" (4.301 x 4.198)

Having feature fireplace with open grate fire, central heating radiator and uPVC double glazed bay window to front.

Dining Room

14'6" x 13'9" (4.421 x 4.193)

Having feature fireplace with open grate fire, central heating radiator and uPVC double glazed window to front.

Kitchen

12'0" x 11'7" (3.666 x 3.546)

Fitted with a range of country style wall and base units solid wood worktops over, ceramic sink unit with mixer tap, range master gas oven, integrated appliances to include dishwasher and fridge freezer, tiled flooring, central heating radiator and uPVC double glazed window and door to rear.

Cellar

9'07" x 8'00" (2.92m x 2.44m)

With power, ideally could be utilised as a playroom, workshop.

First Floor

- Former Library Building
- Two Reception Rooms
- Beautiful Bathroom/wc

Landing

Lovely spacious landing area with large window to rear.

Bedroom One

14'4" x 12'3" (4.390 x 3.749)

Having feature inglenook fireplace with stone hearth housing the log burning stove, central heating radiator and uPVC double glazed window to front.

Bedroom Two

15'3" x 12'5" (4.650 x 3.807)

Having feature inglenook fireplace housing log burning stove, central heating radiator and uPVC double glazed window to front.

Bedroom Three

12'2" x 8'4" (3.710 x 2.554)

Having central heating radiator and uPVC double glazed window to front.

Bathroom/ WC

Fitted with a four piece suite comprising of panelled bath, WC, wash hand basin and separate shower cubicle with mains shower, central heating radiator and uPVC double glazed window to rear.

Externally

Externally the property has a small outside area and oil tank.

Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2079-0140-2195-7381>

EPC Grade D

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Oil central heating

Broadband: Superfast broadband is available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Limited, we would recommend you speak with your service provider regarding the signal coverage.

Council Tax: Durham County Council, Band: C. Annual price: £2,193.61 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

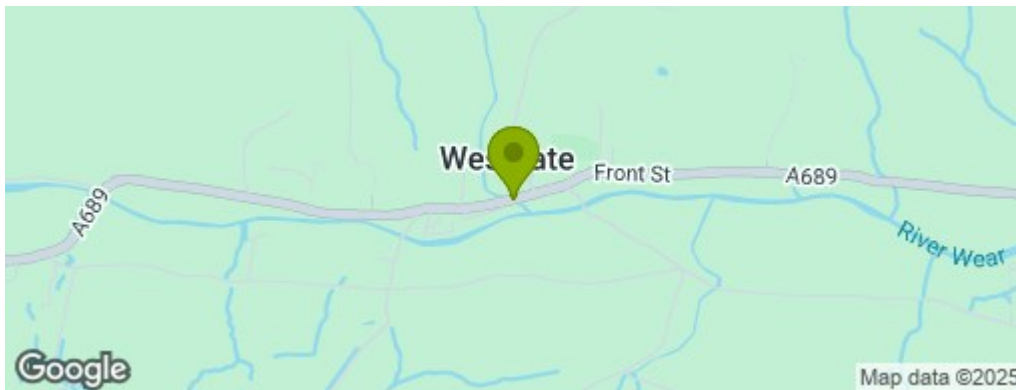
Conservation Area: Westgate Designated 1993

Disclaimer

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Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com