



Hallside

Darlington DL3 9FD

£1,350 Per Calendar Month





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Hallside

Darlington DL3 9FD



- 4 bedrooms
- EPC Rating B
- Rarely Available

- Detached
- Close to Excellent Schools
- Immaculately Presented

- Sought After Mowden Location
- Close to Amenities

Hallside is a quiet, exclusive development and is located in the Mowden/West End of Darlington, close to the many amenities in Cockerton Village including schools, retail outlets, GP Surgery and Darlington Memorial Hospital, together with easy access to Barnard Castle/Staindrop and the A1(M) both North and South.

The property offers well planned out and well proportioned accommodation and is neutrally decorated throughout with neutral flooring and carpets. There is an open plan kitchen/dining room, ideal for families or for entertaining with doors leading onto the enclosed garden which is not overlooked, in addition the ground floor has a lounge and cloakroom/w.c..

To the first floor are four bedrooms, an en suite and family bathroom. Externally there are gardens, a garage and a driveway offering off street parking. EPC Band B.

Entrance Hallway

Lounge

15'9 x 11'2 (4.80m x 3.40m)

Kitchen/Dining Room

19'8 x 14'5 (5.99m x 4.39m)

Kitchen Area

Ground Floor Cloakroom

Staircase/Landing

Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

En-Suite

Bedroom Two

10'2 x 7'3 (3.10m x 2.21m)

Bedroom Three

8'2 x 6'7 (2.49m x 2.01m)

Bedroom Four

7'3 x 6'7 (2.21m x 2.01m)

Family Bathroom

Externally

Council Tax Band

Band E

Deposit (bond)

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

Holding Deposit

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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