



West End

Hurworth-on-Tees DL2 2HB

£950 Per Month





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West End

Hurworth-on-Tees DL2 2HB



- 2 bedroom period cottage
- Private enclosed rear yard
- Close to excellent schools

- Stunning throughout
- Useful outbuilding, ideal for home office
- Rarely available

- Large, contemporary kitchen/diner
- Sought after village location
- EPC Rating C

An extremely rare opportunity to rent this stunning, two bedroom, period cottage in the sought after village of Hurworth-on-Tees, just a stone's throw from the village green.

To the ground floor, the property has entrance vestibule, hallway, lounge and generous, contemporary shaker style kitchen with integrated appliances and space for dining table. A stable composite door leads to a private, enclosed yard to the rear where there is an outbuilding with hot and cold water feed as well as a detached room ideal for a home office or playroom.

There are two double bedrooms to the first floor (the second room with built-in wardrobes) and family bathroom.

Hurworth-on-Tees is located close to the County Durham/North Yorkshire border and provides easy access to Darlington and Northalerton, as well as other nearby villages such as Neasham, Middleton St George and Croft-on Tees.

The village itself has a highly regarded doctors' surgery, pharmacy, dentist, physiotherapist, local shop and several pubs, restaurants and cafes as well as the popular community centre at The Grange. Excellent primary and secondary schools are also located in the village.

Entrance Vestibule

Hallway

Lounge

15'8" x 11'11" (4.777 x 3.638)

Kitchen/Diner

16'4" x 10'0" (4.99 x 3.073)

First Floor

Bedroom 1

12'1" x 11'9" (3.698 x 3.584)

Bedroom 2

10'6" x 8'8" (3.218 x 2.651)

Bathroom

Externally

Office/Study/Playroom

20'6" (max) x 7'3" (max) (6.260 (max) x 2.226 (max))

Outbuilding

Council Tax

Band B

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.

Reposit - Rent without a deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

Deposit (bond)

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

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.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services provided are provided as they are and no guarantee as to their operability or efficiency can be given. Made with Metaplan (2026)



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