

Oakwood Drive

Darlington DL1 3TB

£1,500 Per Month

Venture PROPERTIES









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Oakwood Drive

Darlington DL1 3TB



- Four Bedroom Detached Property
- Gardens To Front & Rear
- Close to Amenities
- Springfield Area of Darlington
- Conservatory
- Viewing Highly Recommended
- Off Street Parking
- Summer House
- Council Tax Band E

This four bedroomed detached property is ideally located in the popular Harrowgate Hill area of Darlington and is close to great transport links.

In brief, the property comprises three reception rooms, study area, downstairs WC, four bedrooms to the first floor, en-suite and dressing room. Externally the property benefits from a larger than average summerhouse, shed, garden to rear and off street parking. There is also a fully functioning security system in place.

Viewings are highly recommended.

Entrance Hall
Door to front, staircase to first floor landing with storage under, double doors to lounge and radiator.

Lounge
19'06 x 18'03 (5.94m x 5.56m)
Upvc double glazed window to front, deep coving to ceiling, fireplace with double doors to dining room, radiator.

Dining Room
11'11 x 8'10 (3.63m x 2.69m)
Sliding doors to rear, space for a table and chairs, laminate flooring and radiator.

Conservatory
12'05 x 9'02 (3.78m x 2.79m)
Double doors to rear and vinyl floor.

Kitchen / Diner
13'05 x 12'08 (4.09m x 3.86m)
Two windows to rear, fitted Wren kitchen with wall, base and soft close drawer units, including retractable larder and integrated dishwasher. Composite sink with mixer tap, integrated hob and double oven with fixed extractor over. Tiled floor, spotlights to ceiling and door to side.

Utility Room
Window to side, space for a washing machine and fridge freezer.

Study
10'02 x 8'05 (3.10m x 2.57m)
Window to front and laminate floor.

Downstairs WC
Low level w/c, wash hand basin and radiator.

First Floor Landing
Storage cupboard.

Bedroom One
15'01 x 11'01 (4.60m x 3.38m)
Fitted wardrobes and laminate flooring. Access to dressing area.

Dressing Area
Fitted cupboards.

En-Suite
Window to front, walk in shower with seat, low level w/c, wash hand basin, fully tiled walls and tiled floor, spotlights to ceiling and heated towel rail

Bedroom Two
13'01 x 8'09 (3.99m x 2.67m)
Window to rear, Mod Uk open plan wardrobes and drawers. Radiator.

Bedroom Three
9'09 x 7'02 (2.97m x 2.18m)
Window to rear and fitted wardrobes. Radiator.

Bedroom Four
Window to rear and fitted wardrobes. Radiator.

Bathroom
Window to rear, panelled bath with separate shower, wash hand basin and back to wall w/c in vanity, tiled walls and flooring with heated towel rail.

Externally
To the front there is a drive for off street parking and gated access to rear.
To the rear is laid to both lawn and patio, with a summerhouse and outdoor tap.

Summerhouse
20'01 x 10' (6.12m x 3.05m)
With double doors, power & Light.

Council Tax
Band E

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

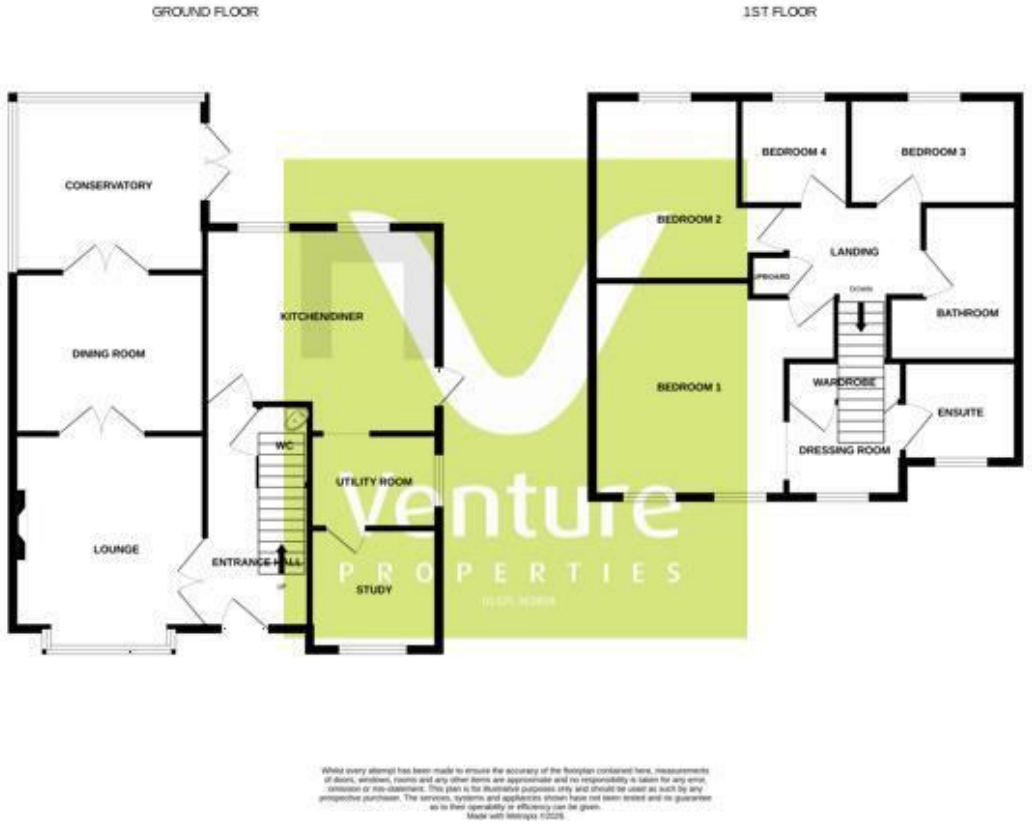
Holding Deposit
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and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

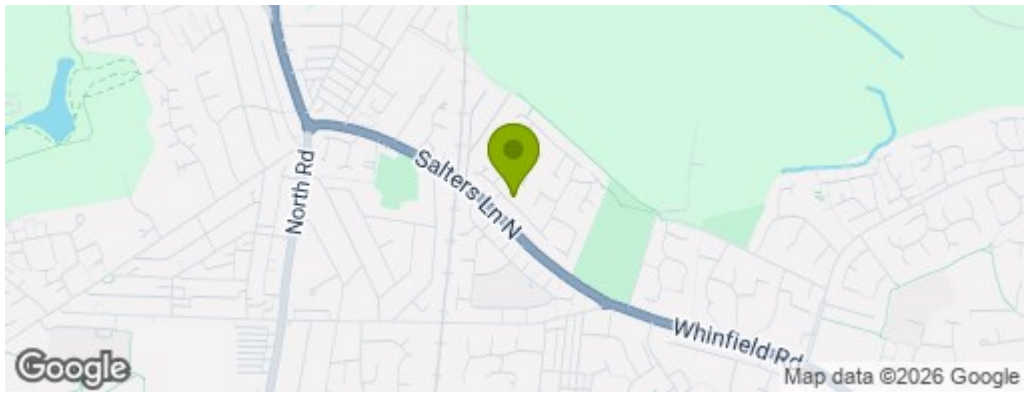
You will lose your Holding Deposit if any of the following occurs:

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.

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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.





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
enquiries@venturepropertiesuk.com