

Roslyn Terrace

Bishop Auckland DL13 3QE

£850 Per Calendar Month

Venture
PROPERTIES









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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- Viewings Highly Recommended
- EPC To Follow
- Utility Room and Vestibule Entrance
- Village Location
- Spacious Bedrooms
- Contemporary Style Kitchen
- Scenic Location
- Large Garden Area With Seating
- Downstairs WC

Nestled in the charming village of Hamsterley, Bishop Auckland, this delightful terraced house on Roslyn Terrace offers a perfect blend of comfort and convenience. Spanning an inviting 840 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The house boasts two cosy bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort for daily routines.

The location is particularly appealing, with the picturesque surroundings of Hamsterley offering a tranquil lifestyle while still being within easy reach of local amenities and transport links. This property is perfect for those looking to enjoy the beauty of rural living without sacrificing accessibility.

This charming home is available for rent, making it an excellent opportunity for anyone seeking a welcoming and well-located residence. Don't miss the chance to make this lovely terraced house your new home.

Vestibule
Via a timber door and timber framed window

Hallway
With single central heating radiator and stairs leading to first floor. Timber and glass panelled door to enter the lounge.

Lounge
16'1" x 16'1" (4.921 x 4.918)
With wooden fire surround , tiled hearth and electric fire. UPVC window and double central heating radiator. Wooden and glass panelled door leading into the kitchen.

Kitchen
9'9" x 9'8" (2.982 x 2.969)
Fitted with timber base units and single bowl with mixer tap. UPVC window and double central heating radiator.

Landing
With spot lights to ceiling and loft access.

Bedroom One
12'10" x 11'8" (3.919 x 3.565)
With iron fire surround, coven to ceiling and storage cupboard. UPVC window and double central heating radiator.

Bedroom Two
9'9" x 9'9" (2.978 x 2.976)
With coven to ceiling, single central heating radiator and UPVC window.

Bathroom
With tiling to one wall, vanity unit with wash basin, bath with overhead shower and w/c. Laminate flooring, single central heating radiator and UPVC window.

Cloakroom
With ample storage room and place for dryer, UPVC door leading to rear of the property and UPVC window

W/C
With white vanity unit and basin , w/c and single central heating radiator.

External
To the front of property is small gravelled garden with surrounding wall.

To the rear is and enclosed garden and seating area and paved path for through access for neighbouring properties.

Energy Performance Certificate
Energy Performance Certificate To Follow

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.

Other General information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: B
Energy Performance Certificate To Follow
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer
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GROUND FLOOR

1ST FLOOR



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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Property Information

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