

Rokeby Terrace

Hunwick DL15 0LA

£525 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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Rokeby Terrace

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- Popular Village Location
- EPC Grade D
- Rear Yard
- Elevated Position
- Lounge & Dining Room
- Bathroom
- Feature Fireplaces
- Two Double Bedrooms
- Multi Burning Stove

Located in the charming village of Hunwick, Rokeby Terrace presents an inviting opportunity for those seeking a delightful mid-terrace house. This property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining guests. The layout offers a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings at home.

The house features two comfortable bedrooms, providing ample space for rest and privacy. Each room is designed to maximise natural light, creating a bright and airy environment. The single bathroom is conveniently located, ensuring ease of access for all residents.

Hunwick is known for its picturesque surroundings and friendly community, making it an excellent choice for families and individuals alike. With local amenities within easy reach, residents can enjoy the tranquillity of village life while still being connected to nearby towns.

Ground Floor

Entrance Hallway
With Upvc double glazed door, laminate wood flooring and stairs to first floor.

Lounge
11'02x12'04 (3.40mx3.76m)
With double central heating radiator and Upvc double glazed window to front.

Dining Room
12'08x12'04 (3.86mx3.76m)
With feature inglenook fireplace and tiled hearth housing multi burning stove and Upvc double glazed window to rear.

Kitchen
14'11x8'02 (4.55mx2.49m)
Fitted with cream wall and base units having laminate work surfaces over, integrated electric oven and touch electric hob with extractor hood over, intergrated washing machine and dishwasher, laminate wood flooring space for fridge freezer and two Upvc double glazed window and door to rear yard.

Frist Floor

Landing
With balustrade staircase, loft hatch and storage cupboard.

Bedroom One
16'02x11'04 (4.93mx3.45m)
Having feature cast iron fireplace , two single central heating radiators and two Upvc double glazed windows to front.

Bedroom Two
12'00x10'03 (3.66mx3.12m)
With coving to ceiling, feature cast iron fireplace and Upvc double glazed window to rear.

Bathroom
Fitted with a white suite comprising of, wash hand basin, w/c, tiled splash backs, laminate wood flooring, heated towel rail, storage cupboard housing baxi boiler and Upvc double glazed window to rear.

Externally
Externally to the front is a small garden area, whilst to the rear is a enclosed yard.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/8097-5956-7729-7727-1913

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.

General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10,000 Mbps
Highest available upload speed 10,000 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade D
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.





Property Information

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