

Cross Row

Crook DL15 0JP

£595 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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Cross Row

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- Three Bedroom End Terraced
- EPC Grade D
- First Floor Bathroom
- Recently Decorated Throughout
- Modern Fitted Kitchen
- Gas Central Heating
- Village Location
- En Suite Shower Room
- Call To View Today

Nestled in the charming village of Hunwick, this delightful end-terrace house on Cross Row offers a perfect blend of comfort and convenience. Spanning an impressive 883 square feet, this property is ideal for families or professionals seeking a welcoming home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. With enough room for furnishings and personal touches, these bedrooms are perfect for restful nights and rejuvenating mornings. Additionally, the property features two modern bathrooms, ensuring convenience for all occupants.

Situated in the picturesque village of Hunwick, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities. The surrounding area offers a variety of scenic walks and outdoor activities, making it an ideal location for those who appreciate nature.

This property is available for rental, presenting an excellent opportunity for anyone looking to settle in a friendly community. With its appealing layout and prime location, this end-terrace house on Cross Row is sure to attract interest. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Lounge
15'07 x 12'01 (4.75m x 3.68m)
Having a feature brick fireplace in the middle of the room, central heating radiator , duel aspect double glazed windows and front entrance door.

Dining Room
11'11 x 10'03 (3.63m x 3.12m)
Having laminate wood flooring, feature exposed brick fireplace, central heating radiator and double glazed entrance door.

Kitchen
12'09 x 6'09 (3.89m x 2.06m)
Fitted with a good range of white wall and base units having laminate work surfaces over, one and a half bowl sink unit with mixer tap, integrated electric oven and electric hob having extractor chimney over, plumbing for washing machine, central heating radiator , laminate wood flooring, under stairs storage cupboard and uPVC double-glazed window and door to rear.

FIRST FLOOR

Landing
Having storage cupboard housing gas boiler.

Bedroom One
11'00 x 9'04 (3.35m x 2.84m)
Having central heating radiator and uPVC double glazed window to front.

En Suite Shower/WC
Fitted with a white suite having a corner shower cubicle with electric shower over, WC, wash hand basin and chrome heated towel rail.

Bedroom Two
12'05 x 8'11 (3.78m x 2.72m)
With central heating radiator and uPVC double glazed window to front.

Bedroom Three
8'01 x 6'02 (2.46m x 1.88m)
Having central heating radiator and duel aspect uPVC double glazed windows.

Bathroom/WC
Fitted with a white suite including panelled bath, WC, wash hand basin and central heating radiators

Externally
Externally to the rear is a small shared courtyard.

Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2769-3015-9204-2352-8200

EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed 65 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited, We would recommend you speak with your mobile provider
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade D
Flood Risk: Very low risk of flooding from the rivers and the sea, high risk of surface water flooding

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.

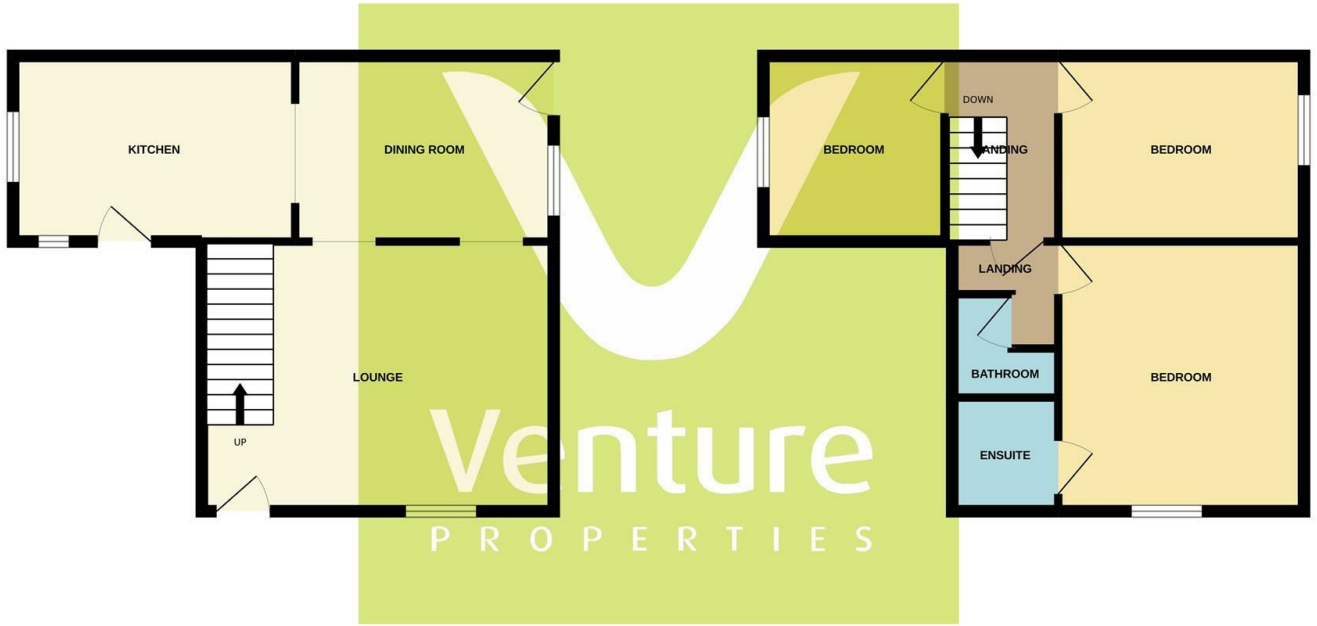
You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
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.

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

Durham County Council - Tax Band A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com