



Available Immediately* A modern two bedroom end terrace house which is offered for rent on an unfurnished basis. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: hallway with downstairs cloakroom, leading to lounge and through to Kitchen/Diner with a fitted kitchen including oven & hob, doors leading to a generous rear garden. Upstairs leads to generous master bedroom with built in closet, second bedroom and family bathroom open. Externally to the front is a small garden & driveway

UNFURNISHED/NO SMOKERS OR PETS
REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa
BOND £836
(Application is subject to a Holding Fee - please refer to our website for further details)

Foss Court, Darlington, DL2 2BX
2 Bedroom - House - End Link Terrace
£725 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: B



Foss Court, Darlington, DL2 2BX



GROUND FLOOR

An entrance vestibule with direct access to a good sized cloakroom with low level wc and wash hand basin. To the front aspect there is a generously sized lounge features an open staircase to the first floor and laminate flooring. The spacious kitchen to the rear comprises of a range of wall and base units, contrasting worktops and integrated appliances including electric oven, gas hob and extractor. Additionally there is space for a fridge freezer and plumbing for a washing machine. The dining area with ample space for a table features French doors accessing the garden.

FIRST FLOOR

The light and airy landing which benefits from having loft access leads to two good sized bedrooms with the large master bedroom having a convenient storage cupboard. The well appointed bathroom comprises of a bath, wash hand basin and low level w.c.

EXTERNALLY

To the front of the property the garden is laid to lawn with two parking bays. The enclosed rear garden is again laid to lawn and benefits from being south facing, making it an ideal space to relax in the summer months.

ENTRANCE VESTIBULE

CLOAKROOM/W.C.

LOUNGE

10'10" x 12'11" (3.31m x 3.94m)

KITCHEN

14'3" x 9'3" (4.35m x 2.82m)

FIRST FLOOR LANDING

BEDROOM

14'4" x 10'11" (4.39m x 3.35m)

BEDROOM

11'2" x 6'7" (3.42m x 2.01m)

BATHROOM/W.C.

7'5" x 5'6" (2.28m x 1.69m)

FRONT EXTERNAL

REAR GARDEN

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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