

ASHFIELD HOUSE,

52a Winston Road, Staindrop, Darlington, County Durham DL2 3NN

GSC GRAYS

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Ashfield House is situated on the edge of Staindrop village and enjoying countryside views to the rear. This individually designed and quality-built family home offers immaculately presented four-bedroom accommodation with a high degree of excellence throughout.

The superb accommodation briefly comprises of: entrance hall, living room, dining room, garden room, kitchen/breakfast room, utility and cloakroom.

To the first floor there is a master suite enjoying double bedroom, dressing room and en-suite bathroom. There are three further double bedrooms one with en-suite shower room and a family bathroom.

Externally there are attractive spacious gardens and an attached garage and driveway.





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Situation and Amenities

Barnard Castle 5 miles, Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate). The property is situated within the village of Staindrop which benefits from a Public House, Ofsted 'Outstanding'-rated Primary school, church, an active village hall as well as the historic Raby Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including the highly-regarded Barnard Castle School. Staindrop is ideally located with good access links to both the A1 (M) and A66 for commuting across the region. Further facilities, including LNER rail services, are available within nearby Darlington.

Accommodation

On entering the property, the quality of build and finish is evident throughout. Leading through to the hallway you pass a cloakroom and utility room. From the hallway there is an oak staircase to the first floor and a door to the sitting room with its impressive fireplace housing a log burning stove. There is also a double door leading to the heart of this family home; the kitchen/breakfast room with block worktop and Rangemaster cooker. This leads through to the garden room with a triple aspect and orangery style ceiling. The dining room is to the rear of the kitchen with oak floors and a dual aspect.

The first floor landing leads the master bedroom located at the rear of the property and has a double-glazed sliding sash window with garden aspect, a dressing room with his and hers fitted wardrobes and ensuite shower room. The second bedroom has a double glazed sliding sash window to the side elevation, fitted wardrobes and an ensuite shower room. The third bedroom also has a double glazed sliding sash window to the side elevation and fitted wardrobes. The fourth bedroom has dual aspect views over the garden and fitted wardrobes. The house bathroom has quality fittings and comprises a four-piece suite with bath, walk in shower, cistern WC, vanity hand washbasin, heated towel rail, obscure double glazed sliding sash window, part tiled walls and tiled flooring.

Externally entry to the property is via galvanised and powder coated gates onto a gravelled drive with parking area and a double garage . The garage measures 5.27m x 6.30m and comprises a double-glazed window rear elevation, an electric up and over door, power, lighting and ample storage. There is a beautiful mature lawn to the rear of Ashfield House with impressive flower, tree and shrub borders with water feature. A flagged stone patio to the rear of the kitchen and Garden Room makes a perfect area for alfresco entertaining.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Periodic Tenancy at a rental of £2,600 per calendar month payable in advance by standing order. In addition, a bond of £3000 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability,

References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.
Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Services and Other Information

Mains electricity, drainage, water and gas are connected. Gas fired underfloor central heating throughout.

Local Authority and Council Tax

Durham County Council. For Council Tax purposes, the property is banded F.

Viewings

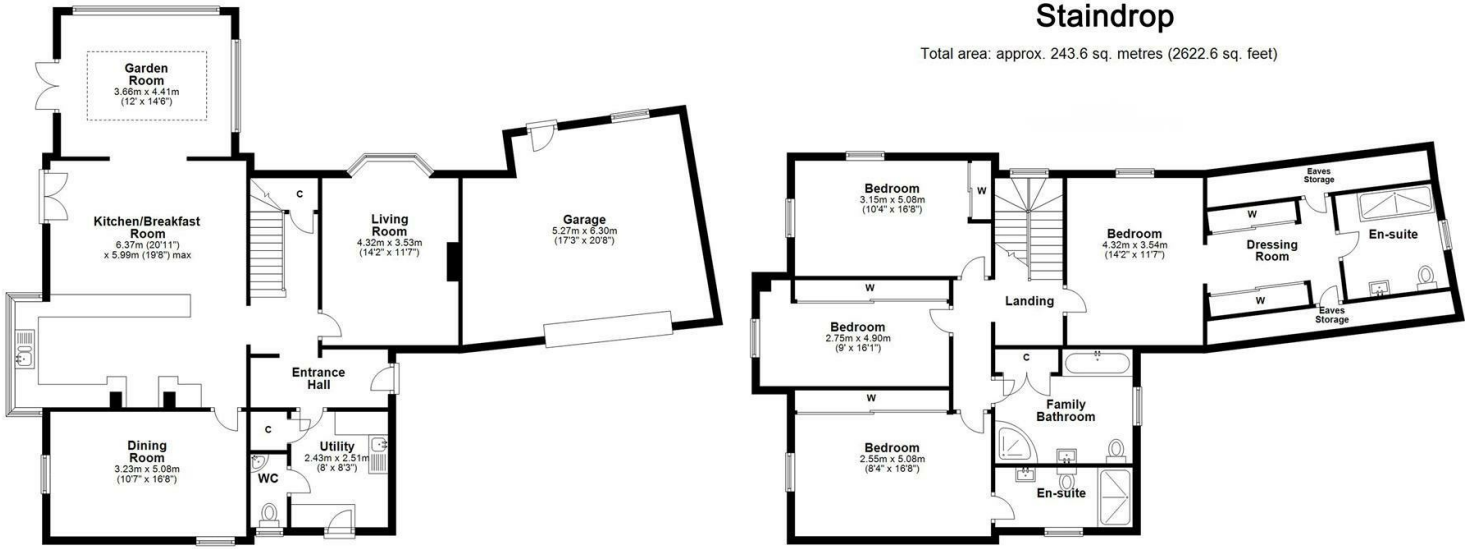
Strictly by appointment only via GSC Grays 01748 897629



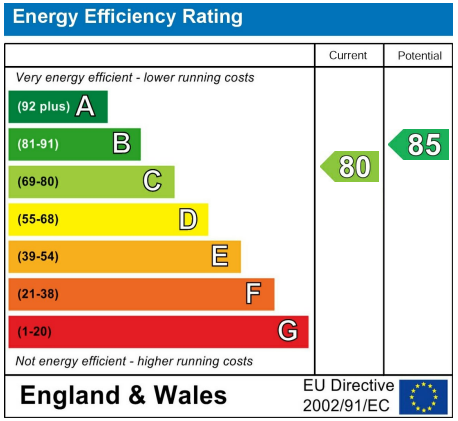


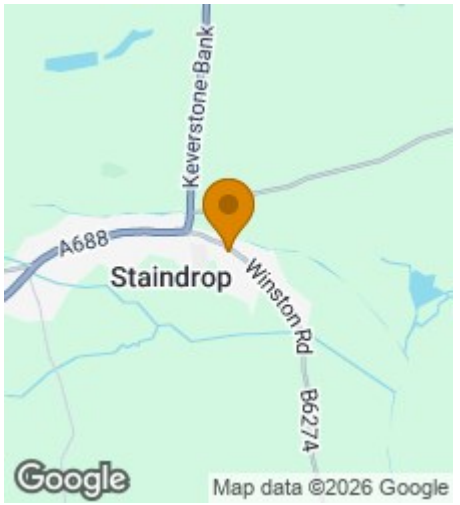
52a Winston Road
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Total area: approx. 243.6 sq. metres (2622.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd





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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.