



**Hope Street, DL15 9HS**  
**2 Bed - Flat - Above Shop**  
**£475 Per Calendar Month**

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Robinsons offer to the rental market this recently refurbished two bedroom first floor flat conveniently located within Crook Town Centre. The property has been finished to a fantastic standard with newly fitted kitchen and bathroom, gas central heating and double glazed windows which have fitted blinds. The floor plan comprises; ground floor entrance hallway with staircase leading to first floor landing, spacious lounge/dining room with two windows to front aspect, modern fitted kitchen with integral hob and oven, freestanding automatic washing machine and fridge/freezer. Newly fitted bathroom with three piece suite including shower over bath with shower screen, two bedrooms both having built in wardrobes. Outside there is an enclosed yard to the rear with storage shed.

The flat is located above the Walkers opticians in Crook town centre and is accessed at the rear of the building, within a short walk there is a range of shopping amenities and bus links. An internal viewing comes highly recommended.

**SPECIFICATIONS: SUITABLE FOR PROFESSIONAL TENANTS / RETIRED APPLICANTS. STRICTLY NO SMOKERS. NO PETS ( as a first floor apartment).**

**COUNCIL TAX BAND - A DURHAM COUNTY COUNCIL | MINIMUM OF 6 MONTHS TENANCY | BOND £475**

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average - Good

Council Tax: Durham County Council, Band A - Approx. £1701 p.

Energy Rating: D

**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

#### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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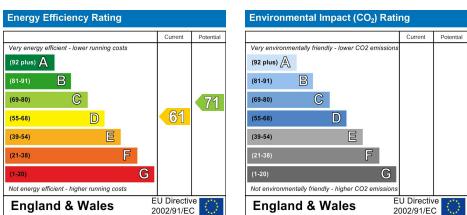
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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