







THE GREEN is a refurbished semi detached home set in a popular rural location. There is an entrance hallway, downstairs shower room, fitted kitchen and living room to the ground floor. To the first floor landing there are three bedrooms. There are good sized gardens to the front and rear. This lovely property is available immediately.

#### LOCATION

Cockfield is a village on the edge of Teesdale, situated approx. 8 miles to the south-west of Bishop Auckland and approx. 15 miles north-west of Darlington. There is a primary school, shop and a pub. There are plenty of walks for the keen Rambler.

#### IMPORTANT INFORMATION

Postcode: DL13 5AG.

Style of property: Semi detached house.

Council tax band: B - Durham County Council.

EPC Rating: E.

Heating type: Electric heating.

Parking: There is parking on road on a first come first served basis.

Pets: Pets will be considered by the landlord on a case by case basis at an extra £25 per pet pcm.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words:///whimpered.saucepan.unlisted



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

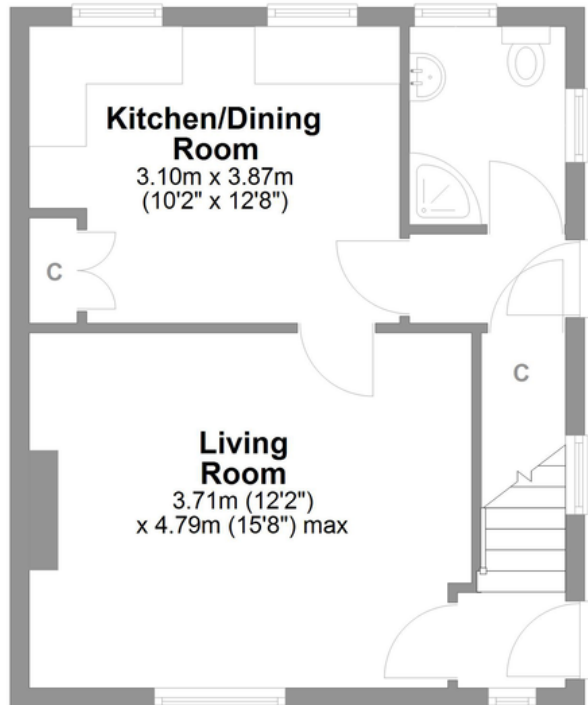
**Deposit:** The bond for this property is £750.00 This will be refunded at the end of the tenancy subject to terms and conditions.

**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.

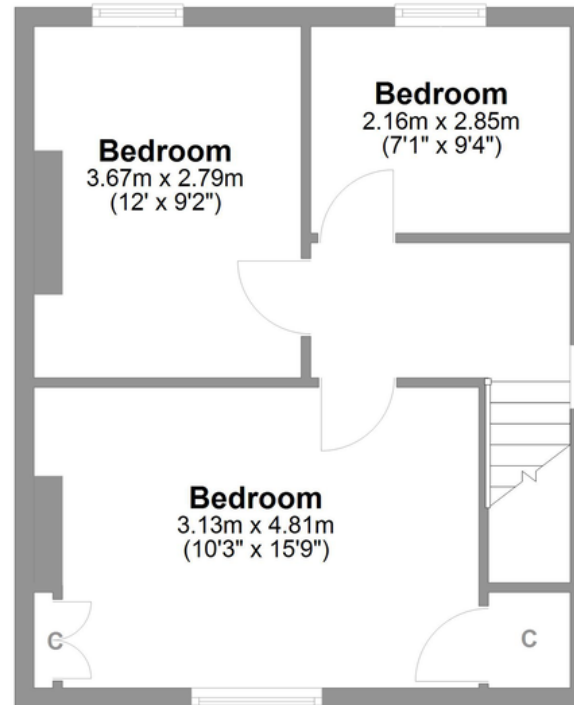


## The Green Cockfield

Total area: approx. 78.6 sq. metres (846.3 sq. feet)



Ground Floor



First Floor

# LOVE PROPERTY.

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 Love Property by Vue3sixty Ltd

01748 834 373  
lets@lovepropertyuk.co.uk  
find us on Facebook  
@lovingproperty

Catterick Garrison

18 Richmond Road, Catterick  
© 2017 Love Property UK Ltd

Company Registration No. 6779915  
www.lovepropertyuk.co.uk