



One bedroom first floor flat. Convenient location off North Road within walking distance of shops and bus services. Gas central heating. Double glazing. Ground floor: Entrance Hall with stairs to first floor. First floor: Landing, Lounge, fitted Kitchen with built in oven and hob, one Bedroom with en suite Cloakroom/ wc and separate Shower Room with electric shower.

UNFURNISHED

REQUIRED EARNINGS: Tenants £12,750pa; Guarantor, if required £15,300pa

RENT £425 PCM

BOND £490

(Application is subject to a Holding Fee - please refer to our website for further details)

**Gurney Street, Darlington, DL1 2HP**

**1 Bedroom - Flat**

**£425 Per Month**

**EPC Rating: C**

**Tenure:**

**Council Tax Band:**

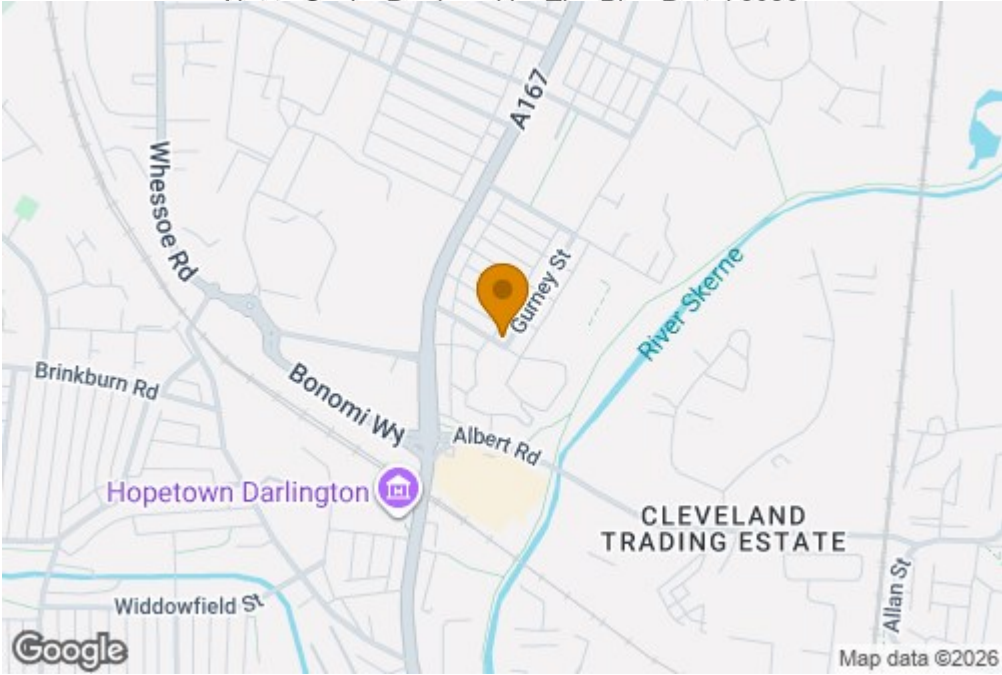
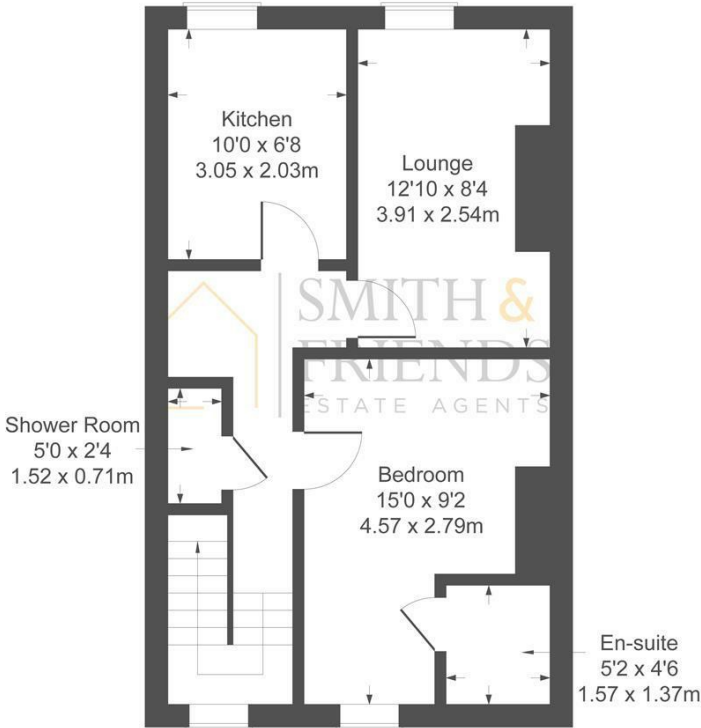


**SMITH &  
FRIENDS**  
ESTATE AGENTS

Gurney Street, Darlington, DL1 2HP

Gurney Street

Approximate Gross Internal Area  
486 sq ft - 45 sq m



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 76      | 79        |
| EU Directive 2002/91/EC                     |         |           |