



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)

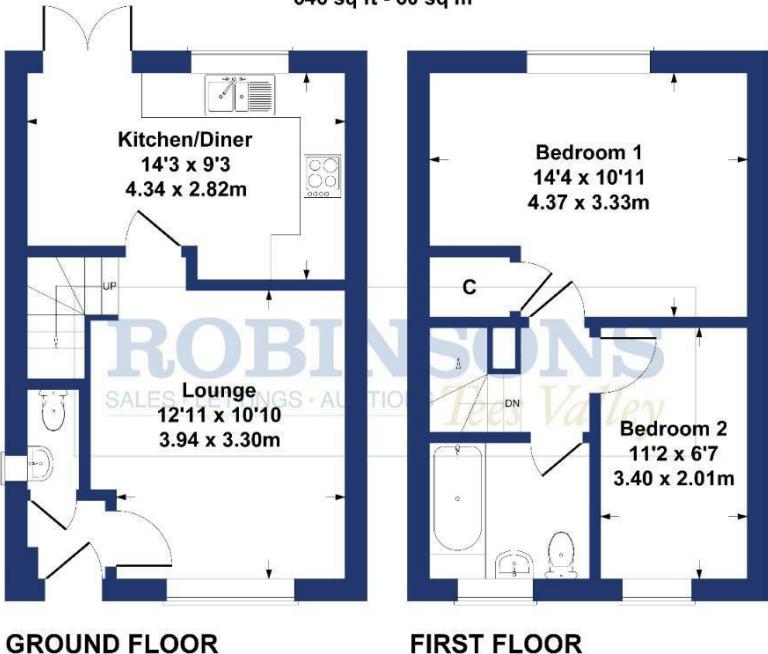
Foss Court, Darlington, DL2 2BX
2 Bedroom - House - End Link Terrace
£725 Per Calendar Month
EPC Rating: C
Tenure:
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Foss Court

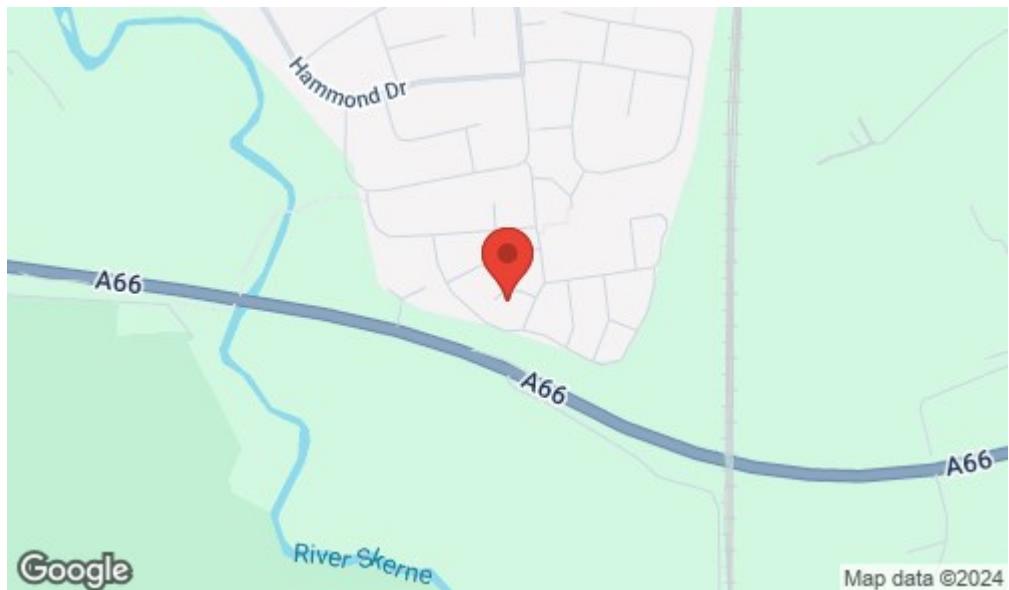
Approximate Gross Internal Area
646 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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		92
(81-91) B		
(69-80) C	77	
(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		

