



45 Hopelands, Heighington, County Durham, DL5 6PH
£795pcm £900 Deposit

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Well presented three bedroom property, in the popular village of Heighington.

- Fitted kitchen
- Useful utility area
- Gas central heating
- Double glazing
- Rear garden
- Recently decorated throughout
- Viewing is essential
- EPC rating D 64



www.vickersandbarrass.co.uk

LOCATION

Heighington is a picturesque village situated approximately 3 miles southwest of Newton Aycliffe and 6 miles northwest of Darlington. The village offers traditional village pubs, local convenience store along with a primary school, secondary schools and a wider range of recreational facilities can be found at Newton Aycliffe, Darlington or Bishop Auckland.

What3words: gems. hissing.restrict

DESCRIPTION

45 Hopelands is a well presented three bedroom mid terrace property offering comfortable living accommodation throughout. The property benefits from double glazing and gas central heating.

To the ground floor the entrance hall leads to the living room having a bay window, door leading to the kitchen which has fitted wall and base units, electric oven and hob, space also for a washer/dryer. The rear lobby has useful fitted cupboards and work

bench with space for fridge/freezer the store cupboard houses the boiler.

Stairs from the entrance hall also lead to the first floor, providing access to the family bathroom, two double bedrooms and one single bedroom with storage cupboard.

Externally the property has a small pebble area to the front with a generously sized garden to the rear, a gate allows shared access to the front of the property. It is to be noted that there is no access or rights of way to the farm track behind the property, this is a private road belonging to the working farm.

SERVICES

The property is served by mains electricity, water, drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating is D64.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

INFORMATION FOR TENANTS

It is available unfurnished on an Assured Periodic Tenancy rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.



DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – June 2026
Photographs taken – June 2026

THINKING OF LETTING YOUR PROPERTY?

Thinking of letting your home, give the team a call to arrange a no obligation market appraisal on your property, contact 01325 728084 or 01388 730095 .

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

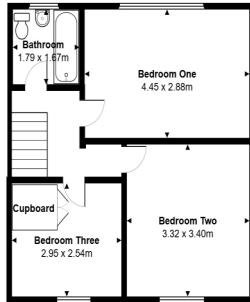
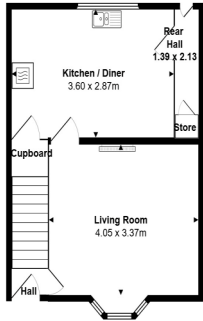
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.







core	Energy rating	Current	Potential
2+	A		
1-91	B		87 B
9-80	C		
5-68	D	64 D	
9-54	E		
1-38	F		
-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk



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