



Hallgarth Street

Durham DH1 3AY

Offers In The Region Of £325,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Hallgarth Street

Durham DH1 3AY



- Superb city centre location
- EPC RATING - EXEMPT AS LISTED
- Large open plan kitchen and dining room

- Full of charm and character
- Spacious feel throughout
- Refitted bathroom

- Many original features
- Two generous double bedrooms
- Available with no onward chain

Available for sale with no onward chain, this attractive Grade II listed home enjoys a superb city centre location within easy reach of all amenities and university buildings. The property has a spacious feel throughout with charm and character in abundance and a host of original features including original fireplaces to each room and exposed beams to the living room.

The floor plan comprises of a welcoming entrance hallway with rear lobby, spacious living room and impressive open plan kitchen and dining room. A first floor landing leads to two generously proportioned double bedrooms and a refitted bathroom. Externally there is a lovely courtyard garden to the rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, radiator and door to the rear lobby.

Living Room

16'7" x 14'11" (5.07 x 4.55)

Spacious reception room with an original fireplace,

sash window to the front, exposed beams, alcove storage, further built in cupboard and radiator.

Open Plan Kitchen and Dining Room

14'2" x 18'9" max (4.34 x 5.72 max)

Comprehensively fitted with a range of custom-made, hand-built units and ample work surfaces incorporating a stainless steel sink and drainer unit, an electric cooker with extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include an original fireplace housing a gas stove, two windows to the rear, tiled flooring and splashbacks, a radiator, an understairs cupboard and a further cupboard housing the gas central heating boiler.

Lobby

A useful space for storage which also has access to the rear courtyard.

FIRST FLOOR

Landing

Bedroom One

15'8" x 12'3" (4.79 x 3.74)

Generous double bedroom with an original fireplace,

sash window to the front, two storage cupboards and radiator.

Bedroom Two

11'11" x 11'11" (3.65 x 3.64)

Further well proportioned double bedroom with an original fireplace, sash window to the front and radiator.

Bathroom/WC

8'0" x 7'4" (2.45 x 2.24)

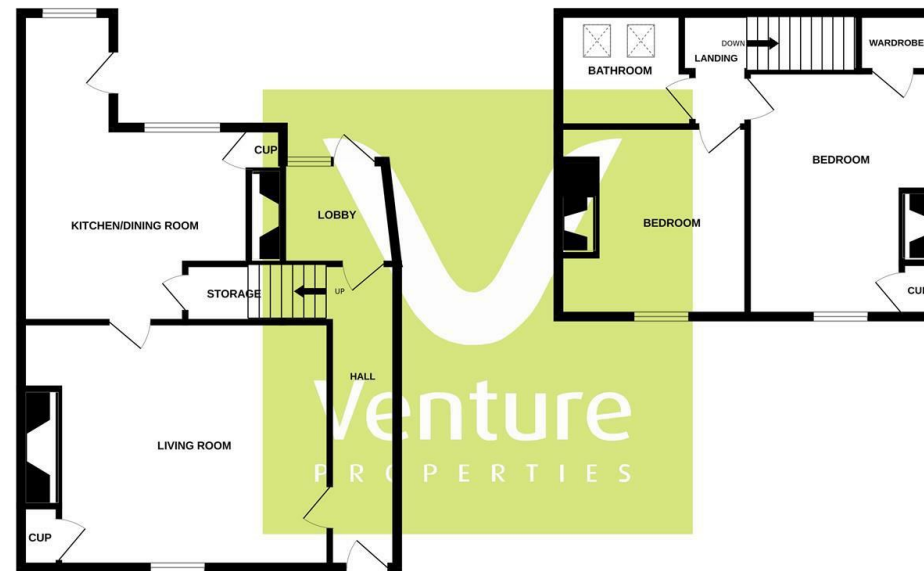
Comprising of a bath, cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, radiator, laminate flooring, recessed spotlighting and two velux windows.

EXTERNAL

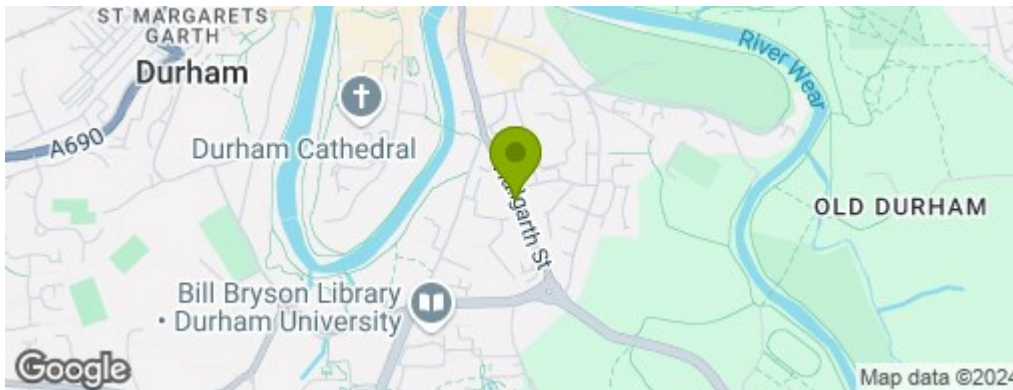
There is a lovely courtyard garden to the rear of the property which enjoys a good degree of privacy and has a useful brick store.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC RATING - EXEMPT AS LISTED TENURE - FREEHOLD COUNCIL TAX BAND - D

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