



Herons Court

, Durham DH1 2HD

- LARGE 4 BEDROOM TOWN HOUSE
- CLOSE TO THE A690 & A1(M) MOTORWAY
- KITCHEN/DINING ROOM WITH APPLIANCES
- CLOAKROOM/WC, BATHROOM & EN-SUITE SHOWER ROOM
- UNFURNISHED
- WITHIN 1 MILE OF DURHAM CITY
- GARAGE & DRIVEWAY
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN WITH PATIO
- AVAILABLE IMMEDIATELY

£1,350 Per Month

Council Tax Band: D EPC Rating: C

FULL DESCRIPTION

Large townhouse, available immediately, ideal rental accommodation for families or professionals looking for a property within 1 mile of Durham City Centre and in close proximity to both the A690 and A1(M).

Well presented and maintained throughout the property is accessed via a composite entrance door leading to the lobby with cloakroom/wc and hallway with a useful under stair storage cupboard. The kitchen/dining room is extensively fitted with a range of integrated appliances and the dining area is sufficient to accommodate a dining table and there's UPVC double glazed French doors enjoying access to the garden.

Stairs from the hallway lead to the first floor landing with spacious lounge and master bedroom with en-suite shower room.

To the second floor there are a further 3 bedrooms and a family bathroom with both an bath and shower.

Externally to the front there's a block paved driveway providing off road parking and a single garage with an up and over door. To the rear there's an enclosed garden with laid lawn and paved patio area.

With gas central heating and UPVC double glazing and newly decorated throughout.

Rare to the rental market and sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilda's and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Durham City itself is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2573-9290-2802-1111>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

