



## Dryburn Hill

Durham DH1 5AE

£1,000 Per Calendar Month







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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# Dryburn Hill

Durham DH1 5AE



- Much sought after location
- EPC RATING - C
- Council tax, water rates, internet and TV licence included within the rent

- Close to the University Hospital
- Spacious accommodation over three floors
- Well presented and maintained throughout

- Easy access to Durham City
- Three bedrooms and two modern refitted bathrooms
- Perfect for a single professional or couple

Available immediately on a furnished basis, Venture Properties are delighted to offer the opportunity to rent this unique townhouse with three bedrooms, in a highly sought after location. Close to the University Hospital and within easy reach of Durham City, it would be ideal for single professionals or a couple. Early viewing is highly recommended for full appreciation and to avoid disappointment.

The spacious accommodation spread over three floors comprises of an entrance lobby and utility room to the ground floor. To the first floor is a living room, fitted kitchen and a bedroom with storage. There are two further bedrooms on the second floor, one with a stylish ensuite shower room, as well as a modern refitted bathroom.

The rent includes the council tax, water rates, internet and TV licence, which would currently provide a saving of over £280 per month.

## GROUND FLOOR

### Entrance Lobby

The property enjoys its own private entrance. Accessed with a UPVC double glazed door. With tiled flooring, stairs leading to the first floor and opening to the utility room.

### Utility Room

9'2" x 8'0" (2.80 x 2.45)

With fitted base unit and worktops, washing machine and tumble dryer. Having tiled flooring, radiator, extractor fan and gas central heating boiler.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window and radiator.

### Living Room

12'7" x 10'2" (3.85 x 3.12)

Spacious reception room having a UPVC double glazed window, laminate flooring, radiator, two sofas and a TV unit.

### Kitchen

11'4" x 10'2" (3.47 x 3.12)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit, built in oven and hob with extractor over, fridge/freezer and kettle. Further features include a UPVC double glazed window, a folding dining table, recessed spotlighting, radiator and storage cupboard.

### Bedroom Three

9'4" x 8'11" (2.87 x 2.73)

Well proportioned with a UPVC double glazed window, radiator and built in storage cupboard.

## SECOND FLOOR

### Landing

With a UPVC double glazed window and radiator.

### Bedroom One

19'0" x 12'1" max (5.80 x 3.70 max)

Having a sloped ceiling with two velux windows, eaves storage, a storage cupboard, recessed spotlighting, radiator, single bed and storage unit.

### Ensuite

5'8" x 4'5" (1.74 x 1.36)

Stylish refitted ensuite shower room comprising of a cubicle with mains shower, WC, hand wash basin set to a vanity unit, a vanity cabinet, recessed spotlighting and heated towel rail.

### Bedroom Two

10'3" x 8'6" (3.14 x 2.61)

Double bedroom with a UPVC double glazed window, recessed spotlighting, radiator, double bed, wardrobe and drawer unit.

### Bathroom/WC

8'6" x 4'2" (2.61 x 1.29)

Modern refitted bathroom comprising of a bath with electric shower over, pedestal wash basin, WC, recessed spotlighting, radiator, shaver point, extractor fan and UPVC double glazed opaque window.

## Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

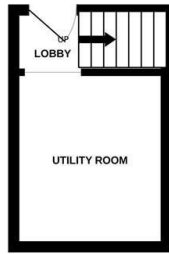
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

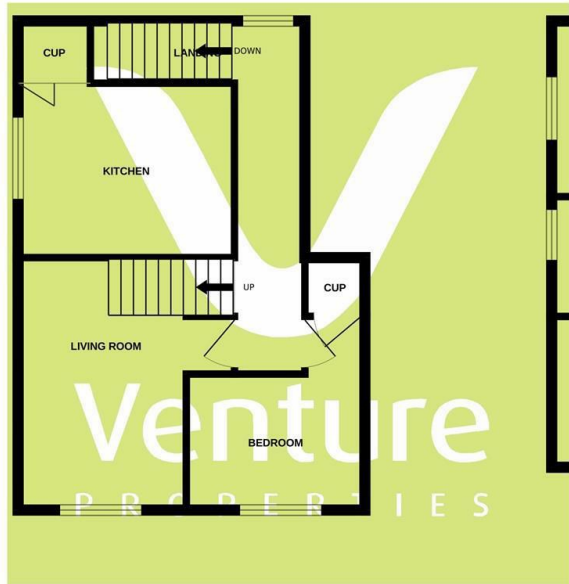
## Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

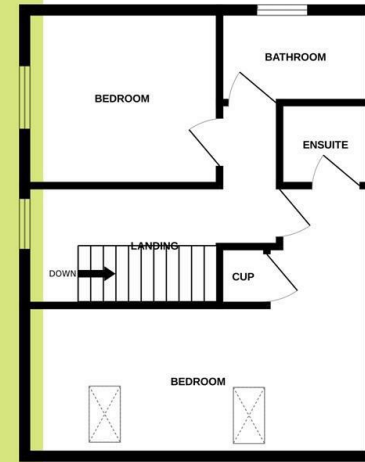
GROUND FLOOR



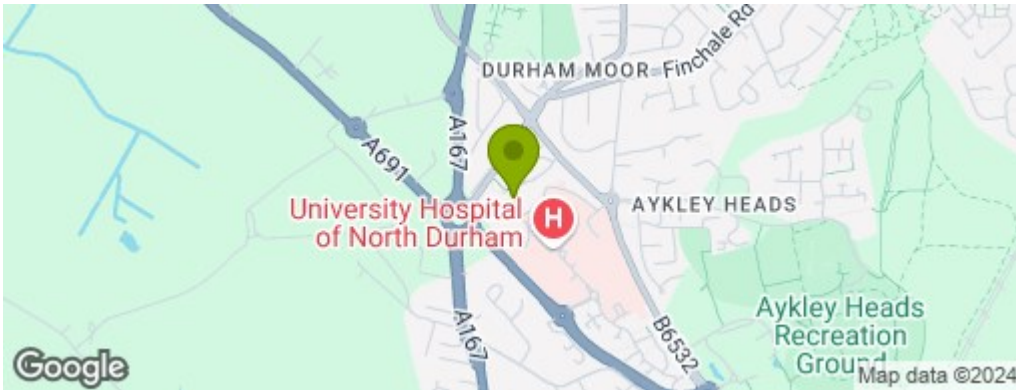
FIRST FLOOR



SECOND 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 - C : COUNCIL TAX - INCLUDED WITHIN RENT : FURNISHED

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