



Gilesgate

Durham DH1 1JA

£1,400 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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Gilesgate

Durham DH1 1JA



- Available immediately no 6 - 9 month lease
- EPC RATING - C
- Large kitchen with space to dine

- Prime location within easy walking distance to the city
- Three double bedrooms
- Two bathrooms and ground floor WC

- Deceptively spacious throughout
- Two spacious reception rooms
- Rear garden and parking

Available immediately on a 6 to 9 month tenancy, viewing of this impressive end of terrace house located within easy walking distance of Durham City centre, is highly recommended. Sitting just of the green, the property offers deceptively spacious accommodation throughout, finished in a modern neutral style.

The impressive floor plan comprises of an entrance hall, light and airy living room, an additional reception room which can be used to suit individual needs and includes a ground floor WC, as well as a large kitchen which is fitted with a quality range of units and appliances. To the first floor there is a generous master bedroom with ensuite shower room, two further double bedrooms and bathroom/WC. All three bedrooms come with wardrobe space. Externally there is an enclosed garden and parking to the rear.

The property is located close to a selection of local amenities which are available in Gilesgate and within easy walking distance to Durham City centre and university buildings, making it ideal for a wide variety of tenants.

GROUND FLOOR

Hall

Having stairs leading to the first floor and a radiator.

Living Room

16'4" x 15'2" (5.00 x 4.63)

Spacious living room with double glazed sash window to the front, further UPVC double glazed window to the side, a storage cupboard, radiator, sofa and TV.

Dining/Reception Room

16'4" x 10'7" (5.00 x 3.23)

Further well proportioned reception room which can be used to suit individual needs, either as a dining room, family room or home office. Having two UPVC double glazed opaque windows to the side and a radiator.

WC

Comprising of a WC, pedestal wash basin and tiled flooring.

Kitchen

16'4" x 15'7" (5.00 x 4.76)

A large kitchen with ample space for a dining table. Comprehensively fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, an integrated fridge, freezer and dishwasher, as well as a washing machine.

FIRST FLOOR

Landing

Bedroom One

16'4" x 15'3" (5.00 x 4.66)

Generous double bedroom with a UPVC double glazed window to the rear, radiator, fitted wardrobes, double bed and desk.

Ensuite

9'6" x 5'1" (2.90 x 1.55)

Comprising of a cubicle with electric shower, pedestal wash basin, WC, tiled splashbacks and flooring, a heated towel rail, recessed spotlighting and UPVC double glazed window to the side.

Bedroom Two

16'2" x 16'0" (4.95 x 4.89)

Spacious double bedroom with double glazed sash window to the front, radiator, fitted shelving, walk-in wardrobe and double bed.

Bedroom Three

11'3" x 10'1" (3.45 x 3.09)

Further double bedroom with a UPVC double glazed window to the side, radiator, fitted wardrobes and double bed.

Bathroom/WC

11'3" x 5'0" (3.45 x 1.54)

Fitted with a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled splashbacks and flooring, recessed spotlighting and heated towel rail.

EXTERNAL

To the rear of the property is an enclosed garden and parking.

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.

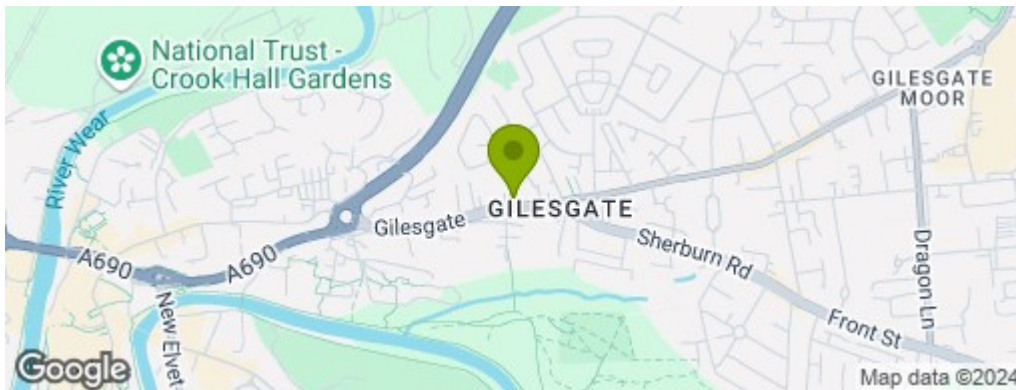
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

Bond / Deposit

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



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 not 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. Made with floorplan 02024



Property Information

EPC RATING - C : COUNCIL TAX BAND - E

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