



Gort Place

Gilesgate DH1 1EY

£89 Per Person Per Week





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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Gort Place

Gilesgate DH1 1EY



- Walking distance to the city and university buildings
- EPC RATING - E
- Dining room

- Easy access to local amenities
- Wifi included
- Modern shower room

- Five double bedrooms
- Kitchen with appliances
- Available immediately

Situated in the heart of Gilesgate, offering convenient access to both the city and university buildings, this is an ideal choice for students looking for a comfortable and well-located residence.

This lovely property boasts a spacious layout spread over two floors, providing ample space for both studying and relaxing. With five generously sized double bedrooms, there is plenty of room for housemates to enjoy their own private sanctuary. In addition to its convenient location, this student property is surrounded by local amenities, ensuring that everything you need is just a stone's throw away.

The landlord is open to both groups and individual tenants, contact us today to arrange your viewing.

GROUND FLOOR

Entrance

With stairs leading to the first floor.

FIRST FLOOR

Landing

Having a UPVC double glazed window, radiator and stairs leading to the second floor.

Inner Hall

With access to each of the bedrooms on this floor, the kitchen, dining room and kitchen.

Bedroom

14'11" x 11'4" (4.55 x 3.47)

With two UPVC double glazed windows, radiator, a double bed, wardrobe, sofa, coffee table and desk.

Bedroom

11'8" x 11'4" (3.58 x 3.47)

Having two UPVC double glazed windows, a double bed, wardrobe, sofa and coffee table.

Bedroom

9'9" x 9'7" (2.98 x 2.93)

With two UPVC double glazed windows, a double bed, wardrobe, desk and storage cupboard.

Kitchen

8'1" x 6'10" (2.47 x 2.10)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker with extractor over, fridge/freezer and washing machine. Further features include a UPVC double glazed window, combi gas central heating boiler and tiled splashbacks.

Dining Room

9'3" x 5'9" (2.82 x 1.77)

With a dining table, chairs and side unit.

Shower Room/WC

7'9" x 5'4" (2.38 x 1.63)

Comprising of a cubicle with mains fed shower, hand wash basin set to a vanity unit, WC, tiled walls and UPVC double glazed opaque window.

SECOND FLOOR

Landing

12'3" x 8'6" (3.74 x 2.60)

Large landing with velux window and laminate flooring.

Bedroom

17'2" x 8'9" (5.24 x 2.68)

With a velux window, bed and coffee table.

Bedroom

14'4" x 8'7" (4.39 x 2.62)

Having a velux window, double bed and coffee table.

Study/Store

9'5" x 8'9" (2.88 x 2.67)

With a velux 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.

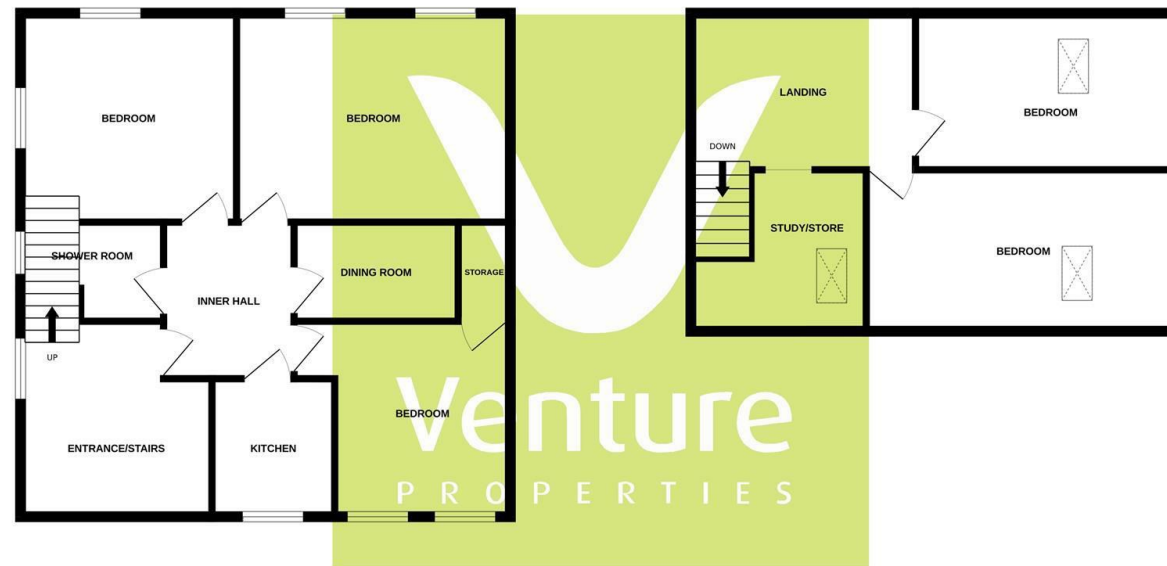
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

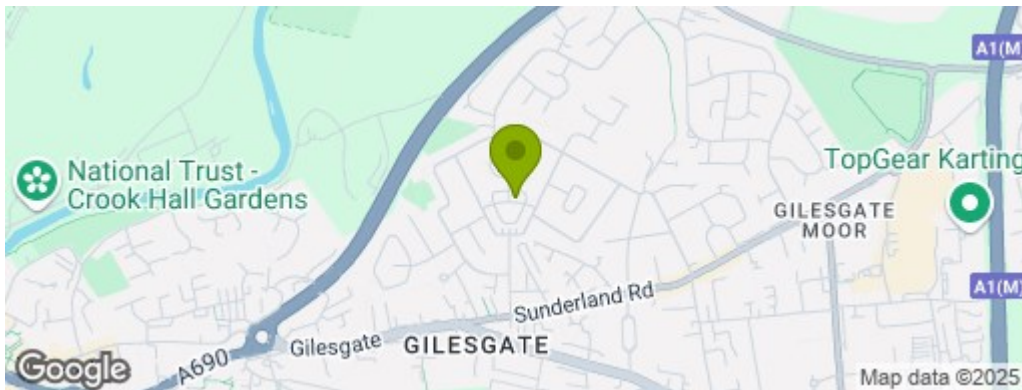
The security deposit (bond) amount is equivalent to 4 weeks rent.

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 - E : COUNCIL TAX BAND - A (Students exempt) : DEPOSIT - £500 PP : WIFI INCLUDED

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