



Musgrave Gardens

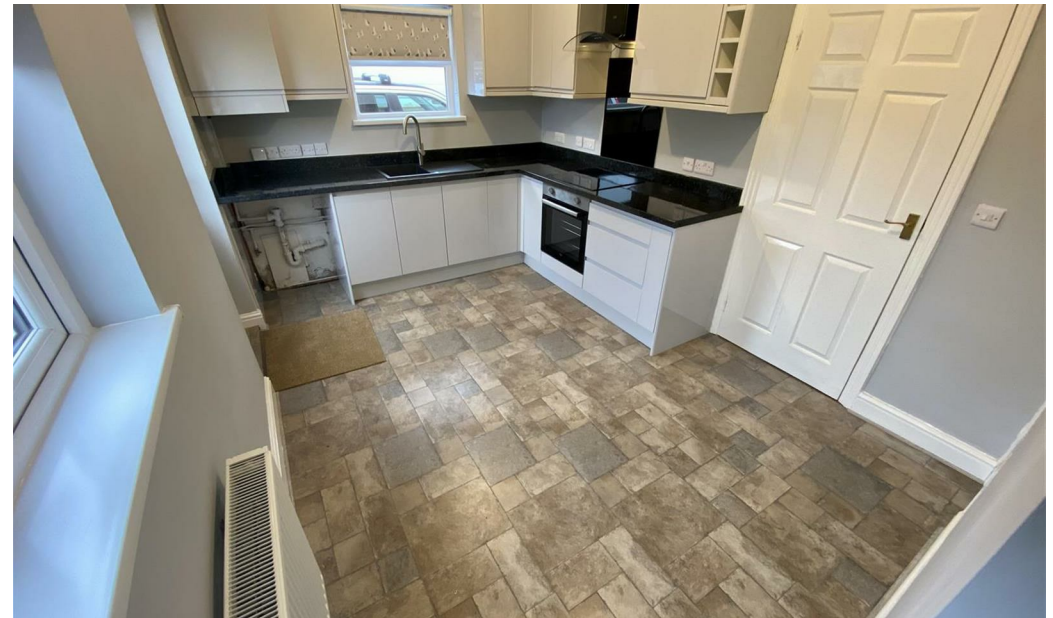
Gilesgate DH1 1PN

£895 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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Musgrave Gardens

Gilesgate DH1 1PN



- Fully refurbished to a high standard
- EPC RATING - D
- Three good sized bedrooms

- Recently fitted kitchen
- Recently installed central heating system
- Large garden and off street parking

- Recently fitted bathroom
- Recently fitted UPVC double glazing
- Cul de sac location

* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *

Available immediately on an unfurnished basis, this semi detached house has been refurbished to a high standard and must be viewed for full appreciation. The property is situated within a cul de sac in the sought after location of Gilesgate, within walking distance to local amenities and Durham City.

The spacious accommodation has been re-plastered and neutrally decorated throughout with recently laid floorings, UPVC double glazing and central heating system via combi boiler. The impressive floor plan comprises of an entrance hallway with ground floor WC, generously proportioned living room with patio doors to the rear garden and modern refitted kitchen. To the first floor are three good sized bedrooms and a stylish refitted bathroom/WC. Externally there is off street parking to the front and a large enclosed garden to the rear with lawn and patio area.

GROUND FLOOR

Hall

Welcoming hallway entered via composite door. Having a UPVC double glazed window to the front, stairs leading to the first floor, laminate flooring and radiator.

Living Room

15'11" x 11'3" (4.87 x 3.43)

Spacious double aspect reception room with a UPVC double glazed window to the front and patio doors to the rear garden.

Kitchen

12'7" x 9'2" (3.85 x 2.81)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven, plumbing for a washing machine and combi gas central heating boiler. Further features include UPVC double glazed windows to the rear and side, laminate flooring, a storage cupboard, radiator and UPVC double glazed door to the rear garden.

WC

Fitted with a WC and wash basin inset to a vanity unit. With a UPVC double glazed opaque window to the side and extractor fan.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front and access to the loft which has been boarded for storage and has lighting, electrical sockets and retractable ladders.

Bedroom One

12'7" x 9'3" (3.85 x 2.84)

Generous double bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Two

12'8" x 8'7" (3.88 x 2.63)

Spacious double bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

9'1" x 7'3" (2.77 x 2.21)

Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom/WC

7'5" x 6'1" (2.28 x 1.87)

Refitted with a modern white suite comprising of a bath with rainfall shower over, hand wash basin and WC. Having low maintenance cladded walls, a stainless steel heated towel rail and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property there is off street parking for around three vehicles, whilst to the rear is a large, enclosed garden with lawn, patio area and shed.

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.

Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

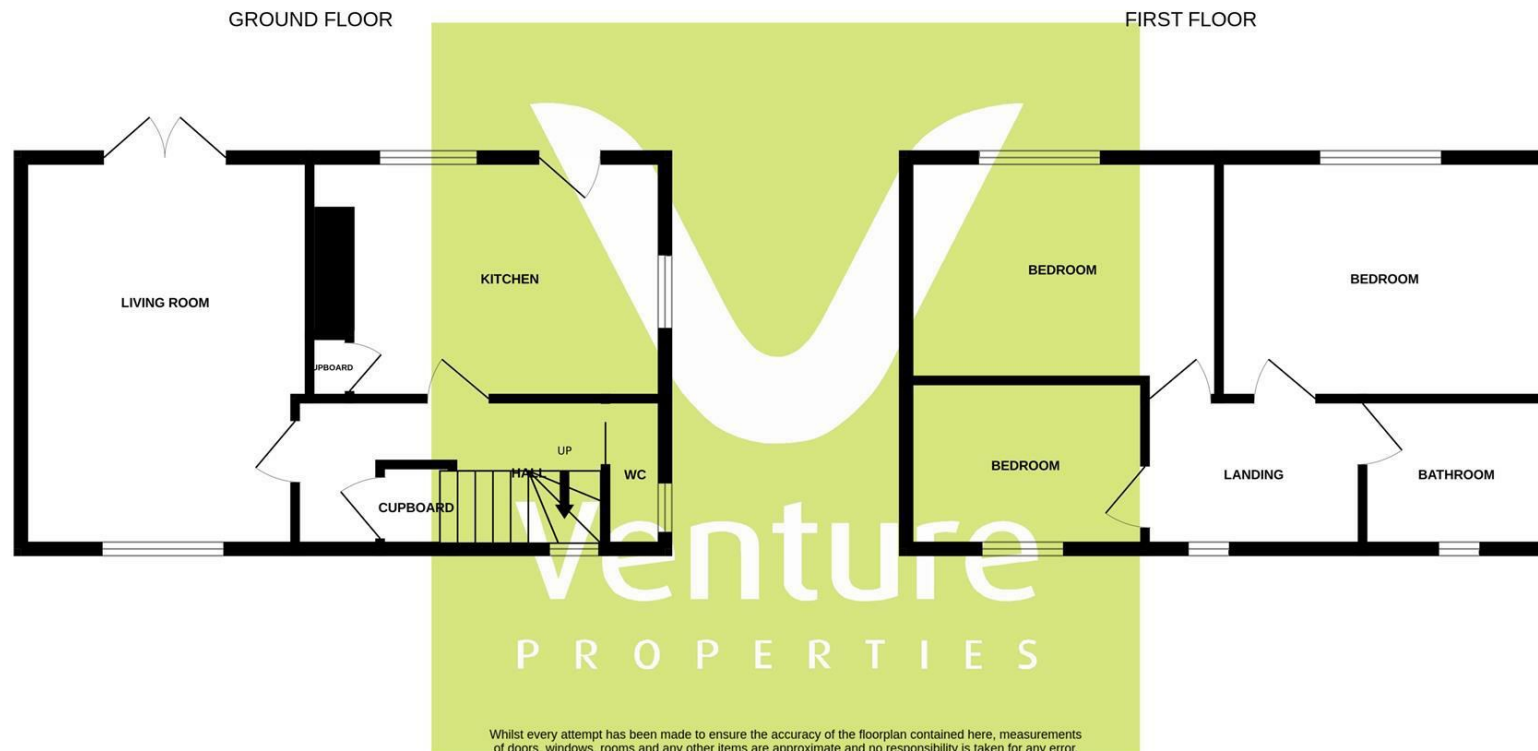
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

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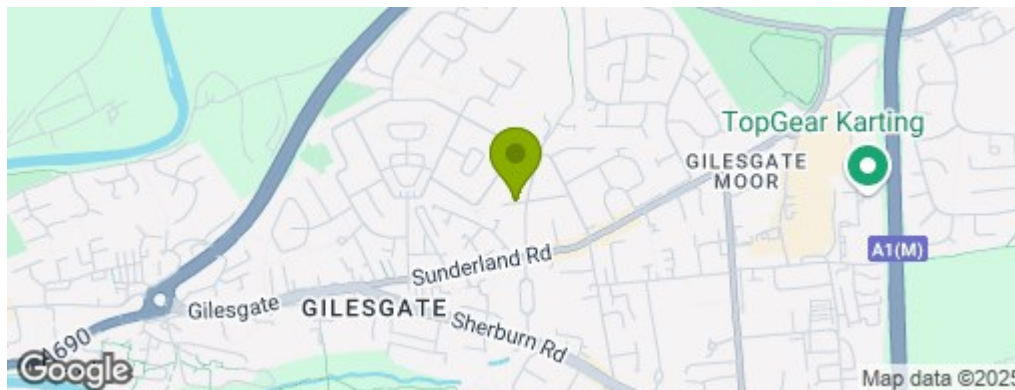
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 - D : COUNCIL TAX BAND - B : UNFURNISHED

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