



Musgrave Gardens

Gilesgate DH1 1PJ

£950 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 1PJ



- Very spacious semi detached house
- EPC RATING - C
- Cul de sac location

- Three well proportioned bedrooms
- Two reception rooms
- Close to Gilesgate amenities

- Well presented
- Modern refitted kitchen
- Easy access to Durham City

Venture Properties are delighted to offer for rent this very spacious three bedroom semi detached house, situated in a highly sought after cul de sac location within walking distance to Durham City and close to all Gilesgate amenities.

Well presented throughout, the floor plan comprises of an entrance hallway with WC, living room with feature fireplace, dining room and modern refitted kitchen. To the first floor there are two double bedrooms and a further well proportioned single bedroom, sharing the family bathroom/WC. Externally there is a driveway for off street parking to the front and a good sized enclosed garden to the rear.

We anticipate a high level of interest and early viewing is recommended to avoid disappointment.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor, an understairs cupboard, laminate flooring and radiator.

WC

4'4" x 3'9" (1.34 x 1.15)

Comprising of a WC, hand wash basin, tiled splashback, laminate flooring and UPVC double glazed opaque window to the rear.

Living Room

14'2" x 10'2" (4.33 x 3.11)

Spacious living room with a UPVC double glazed window to the front, feature fireplace housing an electric fire, coving and radiator.

Dining Room

11'6" x 9'7" (3.51 x 2.93)

Further well proportioned reception room with a UPVC double glazed window to the front and radiator.

Kitchen

12'1" x 7'7" (3.69 x 2.32)

Refitted with a range of white gloss wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated fridge and freezer space and plumbing for a washing machine. Further features include a

UPVC double glazed window to the rear, tiled splashbacks, laminate flooring, a cupboard housing the combi gas central heating boiler and a UPVC double glazed door to the rear garden.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front and access to the loft.

Bedroom One

14'2" x 10'4" (4.33 x 3.15)

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

Bedroom Two

11'8" x 9'8" (3.57 x 2.97)

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

Bedroom Three

9'8" x 7'8" (2.97 x 2.35)

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

Bathroom/WC

7'9" x 6'7" (2.37 x 2.02)

Fitted with a panelled bath having mains fed shower, pedestal wash basin and WC. Having fully tiled walls and flooring, recessed spotlighting, a heated towel rail and two UPVC double glazed opaque windows to the rear.

EXTERNAL

To the front of the property is a lawned garden and a driveway for off street parking. At the rear is an enclosed garden with lawn, patio area and planted borders.

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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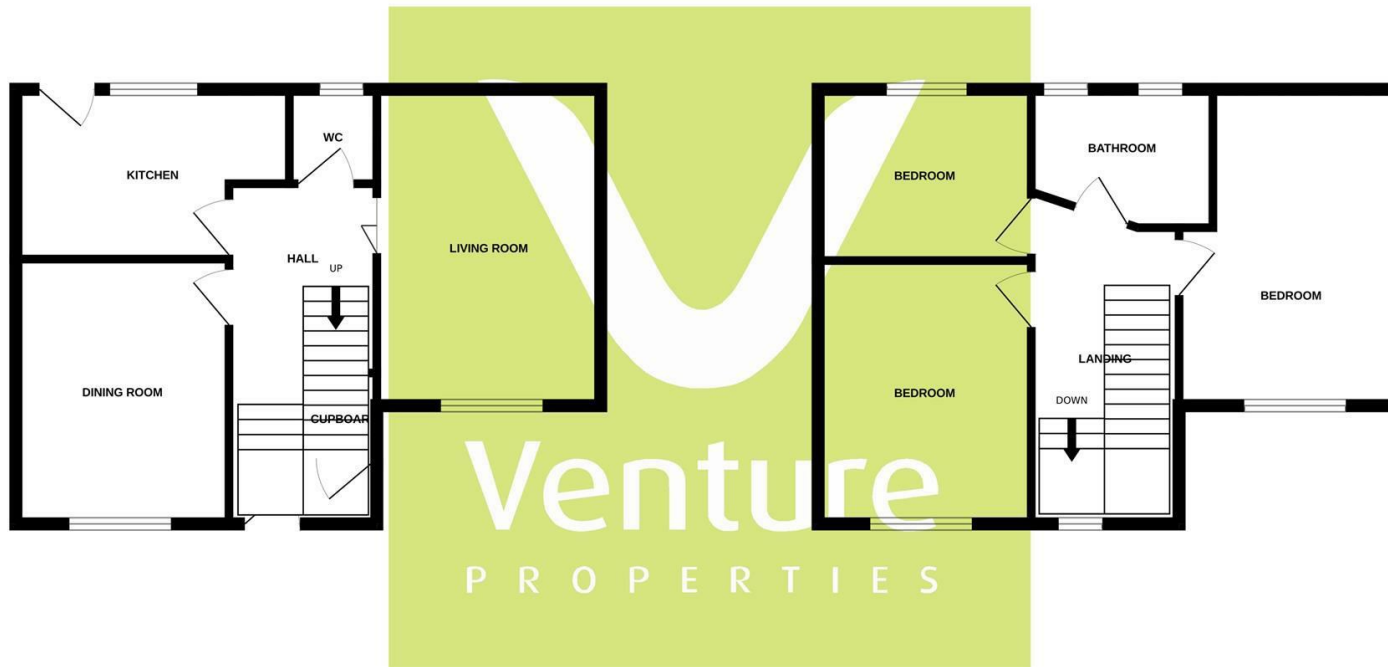
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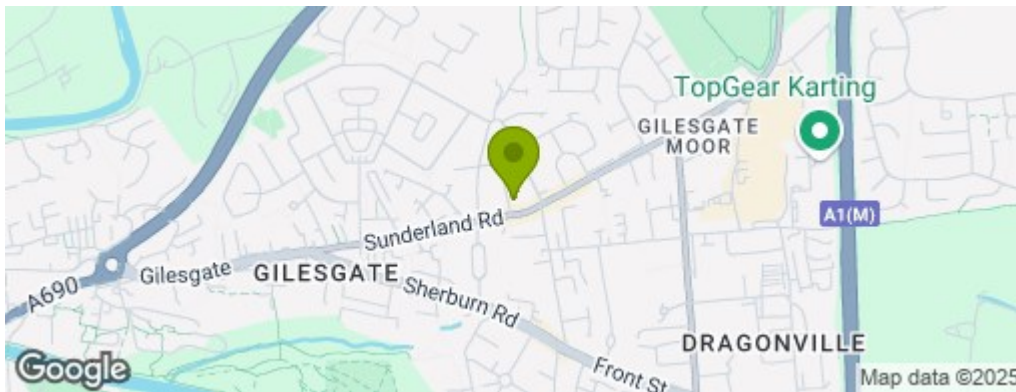
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GROUND FLOOR

FIRST 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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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