



Farrier Close

Pity Me DH1 5XY

£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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Farrier Close

Pity Me DH1 5XY



- Top floor apartment
- EPC RATING - D
- Large kitchen with all appliances

- Three double bedrooms
- Well presented
- Easy access to Durham City and University Hospital

- Furnished
- Spacious living and dining room with media wall
- Good road links via the A167

Venture Properties are delighted to offer for rent on a furnished basis, this beautifully presented, top floor apartment with three double bedrooms in this sought after location. It enjoys superb commuting links via the A167, has easy access to Durham City, the University Hospital and is close to the Arnison Retail Park.

Perfect for a wide range of tenants including students and sharers, the spacious floor plan comprises of an entrance lobby, hallway, large living and dining room with media wall, comprehensively fitted kitchen with breakfast bar, three generous double bedrooms and modern bathroom/WC. Externally there are communal gardens, an allocated parking space and additional visitor bays.

Early viewing is highly recommended to avoid disappointment..

SECOND FLOOR

Entrance Lobby

Entered from the communal entrance hallway. With an internal door to the hall.

Hallway

Having a storage cupboard and electric heater.

Living and Dining Room

18'0" x 12'5" (5.50 x 3.80)

Spacious reception room with two UPVC double glazed windows, a media wall, recessed spotlighting, wood laminate flooring and electric heater.

Kitchen and Breakfast Room

14'1" x 9'10" (4.30 x 3.00)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a washing machine and fridge/freezer. Further features include a UPVC double glazed window, a breakfast bar; recessed spotlighting and an electric heater.

Bedroom One

15'5" x 9'6" (4.70 x 2.90)

Generous double bedroom with a UPVC double glazed window and electric heater.

Bedroom Two

11'1" x 9'6" (3.40 x 2.90)

Double bedroom with a UPVC double glazed window and electric heater.

Bedroom Three

9'10" x 9'8" (3.00 x 2.95)

Further well proportioned bedroom with a UPVC double glazed window and electric heater.

Bathroom/WC

6'6" x 5'10" (2.00 x 1.80)

Stylish refitted bathroom comprising of a bath with shower over, pedestal wash basin, WC, stainless steel heated towel rail and extractor fan.

EXTERNAL

Externally there are communal gardens, an allocated parking space and further visitor bays.

Tenants 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.

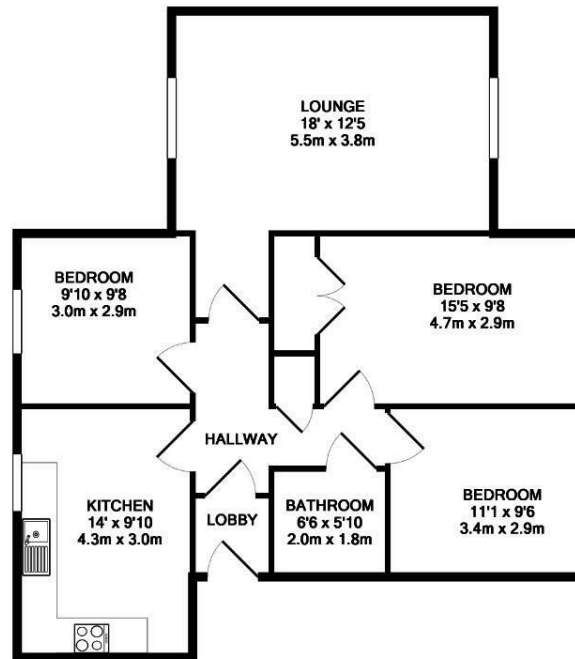
You will lose your Holding Deposit if any of the following occurs:

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.

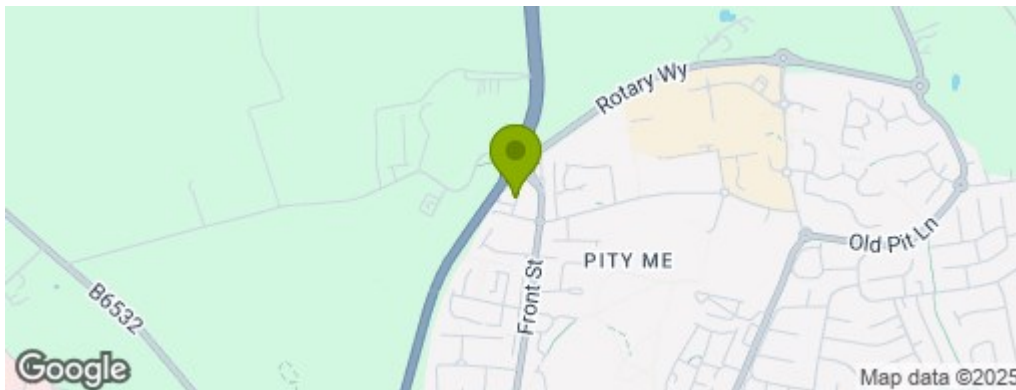
Bond / Deposit

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



TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: Leasehold

Electricity: Mains

Heating: Electric Room Heaters

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 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 D

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.

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