



**Frank Street**

Durham DH1 2JF

**£800 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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# Frank Street

Durham DH1 2JF



- Available immediately
- EPC Rating - E
- Generous garden

- Close to local amenities
- Two double bedrooms
- Easy public transport links

- Easy access to Durham City
- Combi gas central heating
- New carpets

Located in the popular location of Gilesgate, close to local amenities and with easy access to Durham City, this well presented semi detached house offers two double bedrooms and generous gardens.

The well proportioned accommodation comprises to the ground floor on an entrance hallway leading in to a spacious living room, fitted kitchen and rear lobby and access to the side of the property. To the first floor are two double bedrooms and bathroom/WC. Externally there is a generous rear garden.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. Having a UPVC double glazed window to the front, radiator and stairs leading to the first floor.

### Living Room

13'10" x 11'11" (4.24 x 3.64)

Spacious living room with a UPVC double glazed window to the front and radiator.

### Kitchen

15'3" x 6'10" (4.66 x 2.10)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over and space for a washing machine and fridge/freezer. Further features include a UPVC double glazed window to the rear, tiled splashbacks, radiator and understairs storage cupboard.

### Rear Lobby

11'2" x 4'0" (3.42 x 1.24)

Having an external door to the side and UPVC double glazed window to the rear.

## FIRST FLOOR

### Landing

Having a radiator and UPVC double glazed window to the side.

### Bedroom One

11'11" x 10'10" (3.64 x 3.31)

A generous double bedroom with a UPVC double glazed window to the front, a radiator and a storage cupboard housing the combi gas central heating boiler.

### Bedroom Two

10'1" x 8'3" (3.09 x 2.53)

A further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

Comprising of a panelled bath, pedestal wash basin and WC. Having a tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

### EXTERNAL

There is a lawned garden to the front with a further generous lawned garden to the rear.

### 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.

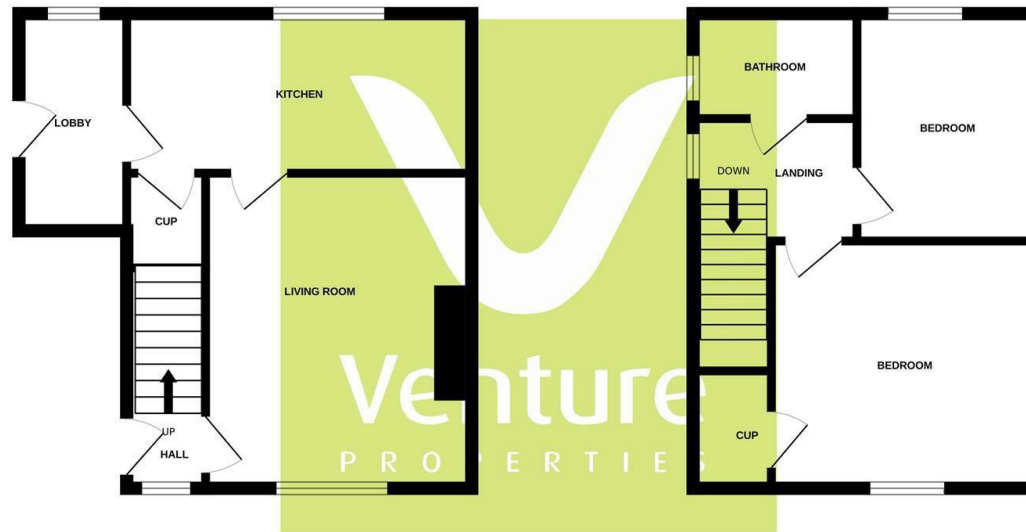
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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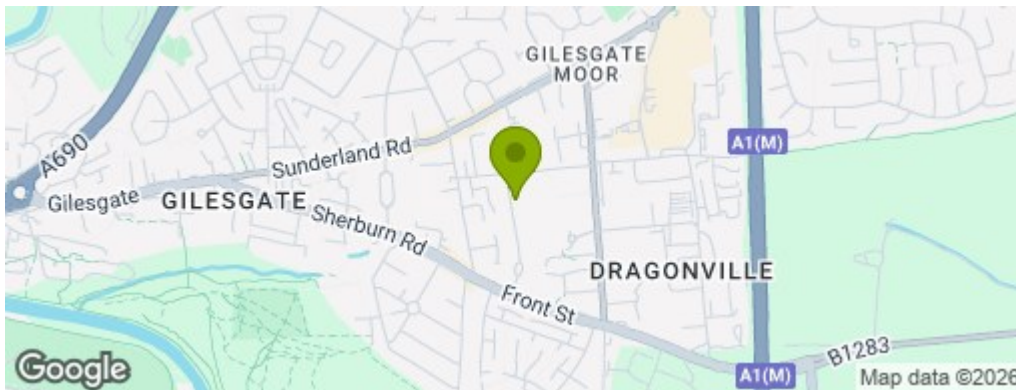
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GROUND FLOOR

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 speed is 10000 Mbps.

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

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade E

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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