



Sharp Crescent

Gilesgate, Durham DH1 1PE

- INVESTMENT OPPORTUNITY
 - 4 BEDROOMS
- 1 MILE FROM DURHAM CITY CENTRE
 - OFF ROAD PARKING
- HMO LICENSED PROPERTY
 - ACHIEVING £29,200 PA
- CURRENTLY LET TO STUDENTS
 - GARDENS

Offers In The Region Of £270,000

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION

INVESTMENT OPPORTUNITY, 4 BEDROOM HMO LICENSED PROPERTY SITUATED 1 MILE FROM DURHAM CITY.

Currently let to students and achieving a rental income of £140 per room per week, exclusive of utilities. (29,200PA)

The internal accommodation comprises; entrance porch, downstairs wc, communal lounge, fitted kitchen and bedroom. Stairs lead to the first floor landing with a further two double bedrooms, one single bedroom and a bathroom.

Externally a driveway provides off road parking and there are enclosed gardens to the front and rear.

Benefiting from gas central heating and UPVC double glazing.

Viewings are recommended.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2523-3134-1218-9311-1212>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.