

Harle Street, Browney, DH7 8HX
2 Bed - House - Mid Terrace
£600 Per Calendar Month

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**** Well Presented ** Modern Kitchen & Bathrooms ** Pleasant Rear Outlook ** Front Garden With Sunny Aspect ** Possible Parking ** Spacious Floor Plan ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Good Road Links ****

This house boasts surprisingly roomy accommodation, featuring distinct living and dining areas, two generously-sized double bedrooms, a full bathroom, and a modern shower room. This property is versatile, appealing to a variety of buyers, such as first-time homeowners, families, and buy-to-let investors. The spacious layout includes an entrance hallway, a living room, dining room, modern fitted kitchen, rear lobby, and a downstairs bathroom/WC. On the first floor, a landing leads to the two double bedrooms and an elegant shower room/WC. The exterior of the house offers ample outdoor space, including a rear courtyard garden with possible parking and having a pleasant outlook. The front garden is enclosed and of a generous size with sunny aspect.

Located on the outskirts of Browney, which is a lovely semi-rural setting, consisting of a variety of housing styles, and having access to some lovely countryside, walking and cycling routes. There are local neighbourhood shops available within nearby Meadowfield and Langley Moor, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. The property also lies within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City, A(167) Highway and A1(M) to the East.

Council Tax Band - A Annual Cost - £1544

EPC Rating - D

BOND £600 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets Considered (Additional £25pcm for Pet Rent)

Required Earnings: Tenant Income £18,000 Guarantor Income £21,600

GROUND FLOOR

Entrance Hallway

Lounge

13'3 x 12'9 (4.04m x 3.89m)

Dining Room

14'6 x 13'3 (4.42m x 4.04m)

Kitchen

12'4 x 5'10 (3.76m x 1.78m)

Rear Lobby

Bathroom/WC

6'3 x 5'10 (1.91m x 1.78m)

FIRST FLOOR

Bedroom

17'0 x 12'10 (5.18m x 3.91m)

Bedroom

11'6 x 10'3 (3.51m x 3.12m)

Shower Room/WC

8'10 x 3'0 (2.69m x 0.91m)



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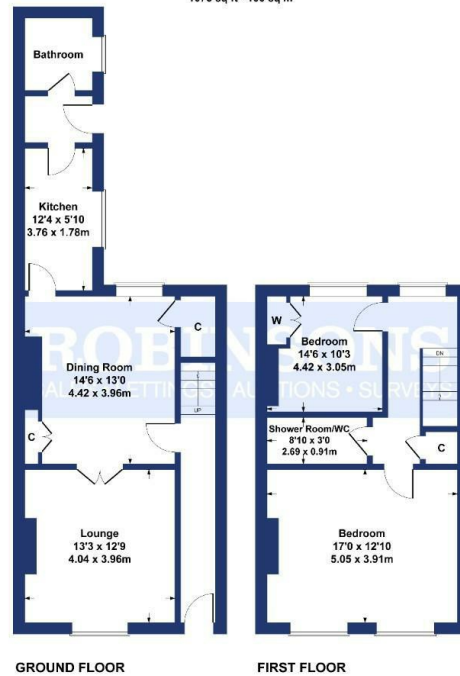
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Harle Street
Approximate Gross Internal Area
1073 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
1-34		67	87
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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