

**Western Lodge Cottages,  
Whitesmocks, DH1 4LH  
1 Bed - Cottage - Detached  
£950 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

QUIETLY TUCKED AWAY, YET CLOSE ENOUGH TO DURHAM CITY & TRANSPORT LINKS \* HIGHLY REGARDED LOCATION \* WELL PRESENTED \* MODERN KITCHEN \* GARAGE IS NOT INCLUDED \*

Briefly comprises: entrance hallway, comfortable lounge, double bedroom, modern fitted kitchen, bathroom/wc.

Whitesmocks is a well established residential area which has for many years proved to be extremely popular in demand. It is situated on the outskirts of the immediate City Centre adjacent to the A(167) Highway which provides good road links to other regional centres. It is also handily placed for access to the railway station, County Hall, Land Registry, University Hospital of North Durham, as well as excellent well respected schools in both the public and private sector.

Council Tax Band - A Annual Cost - £1425.33

EPC Rating - E

BOND £950 | MINIMUM 6 MONTHS TENANCY

Specifications: No smokers and No Pets

Required Earnings: Tenant Income - £34,200 Guarantor Income (If Required) - £34,200



# OUR SERVICES

Mortgage Advice

Conveyancing

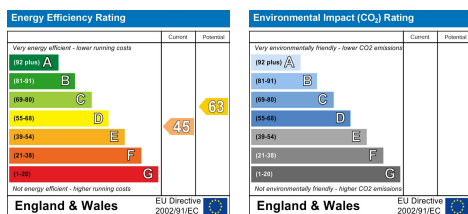
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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