



Dryburn Hill, Durham Moor, DH1 5AE
3 Bed - House - Semi-Detached
£900 Per Calendar Month

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**** BILLS INCLUDED IN THE MONTHLY RENT ****

Available for immediate rent on a furnished basis, this unique three-bedroom townhouse is situated in a highly sought-after location. Ideal for single professionals or couples, the property offers spacious accommodation spread across three floors.

The ground floor features an entrance lobby and utility room, while the first floor comprises a bright living room, a fitted kitchen, and a bedroom with storage. On the second floor, there are two additional bedrooms, one of which boasts a stylish ensuite shower room, along with a modern fitted bathroom.

The rent includes council tax, water rates, internet, and a TV licence, offering a monthly saving of over £280.

Dryburn Hill epitomises the charm of Durham Moor, an esteemed residential locale nestled on the periphery of the City Centre. Renowned for its attractive surroundings, this neighbourhood is ideal for residents seeking a delightful living experience.

Encompassing an array of modern conveniences, Durham Moor boasts an abundance of shopping outlets and recreational amenities, making daily life not only convenient but also enriched with leisure opportunities. Whether one seeks retail therapy or indulgence in leisurely pursuits, the City Centre caters comprehensively to diverse preferences.

Moreover, Durham Moor's strategic location facilitates seamless commuting, adding to its allure. Conveniently positioned just a brief drive away from the A(167) Highway, residents benefit from excellent connectivity to neighbouring regional hubs. Such accessibility enhances the appeal of Durham Moor as a desirable residential destination.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £900 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Required Earnings: Tenant Income - £36,000 Guarantor Income (If Required) - £36,000



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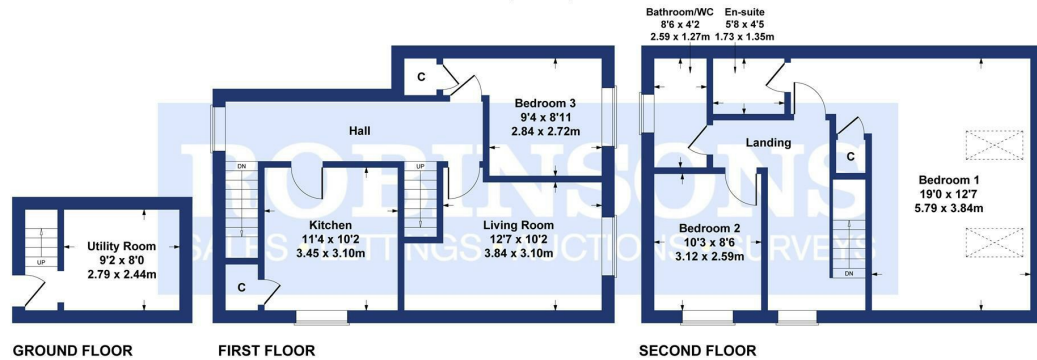
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dryburn Hill

Approximate Gross Internal Area
1243 sq ft - 115 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
66-80 g/kWh C			
51-65 g/kWh D			
36-50 g/kWh E			
21-35 g/kWh F			
6-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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.

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