



**Herons Court, Gilesgate, DH1 2HD**  
**4 Bed - House - Townhouse**  
**£1,350 Per Calendar Month**

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# Herons Court

## Gilesgate, DH1 2HD

Stunning Modern Town House 4 Bedrooms \*\* Spacious & Versatile Floor Plan Over Three Floors \*\* Two Bathrooms \*\* Very Popular & Convenient Location \*\* Walking Distance to Durham City Centre \*\* Local Amenities & Good Transport/Road Links \*\* Southerly Rear Aspect \*\* Garden, Garage & Parking \*\* Must Be Viewed

The floor plan comprises: entrance hall, cloak/WC, open plan living kitchen and dining room with French doors to the rear garden and patio area. The first floor has a comfortable family lounge or additional bedroom, and a further bedroom with en-suite shower room/WC. The second floor has three bedrooms and family bathroom/WC. Outside the property has driveway parking which leads to the garage at the front, whilst the rear garden is enclosed with southerly aspect and degree of privacy.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

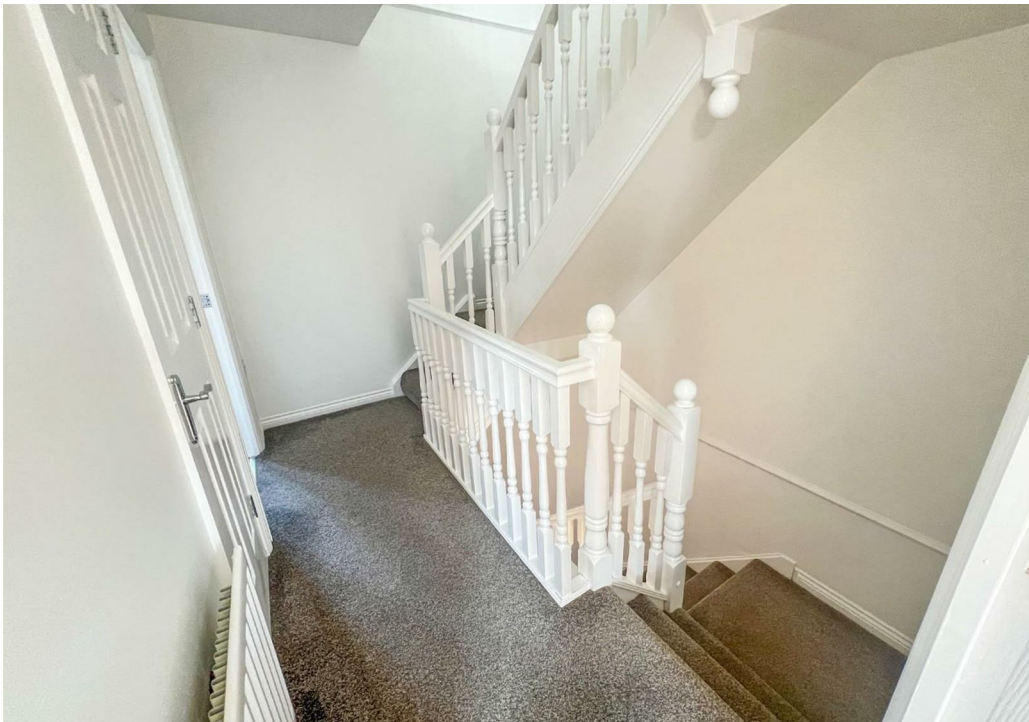
Council Tax Band - A Annual Cost - £2320.54

EPC Rating - C

BOND £1,350 | MINIMUM 6 MONTHS TENANCY

Specifications - No Pets, No Smokers

Required Earnings: Tenant Income - £48,600 Guarantor Income (If Required) - £50,600















## GROUND FLOOR

Hallway

WC

**Living Kitchen & Dining Room**

15'9 x 11'2 (4.80m x 3.40m)

## FIRST FLOOR

**Lounge or Bedroom**

16'1 x 12'2 (4.90m x 3.71m)

**Bedroom**

10'6 x 9'10 (3.20m x 3.00m)

**En-Suite Shower Room/WC**

## SECOND FLOOR

**Bedroom**

12'6 x 8'6 (3.81m x 2.59m)

**Bedroom**

12'2 x 8'6 (3.71m x 2.59m)

**Bedroom**

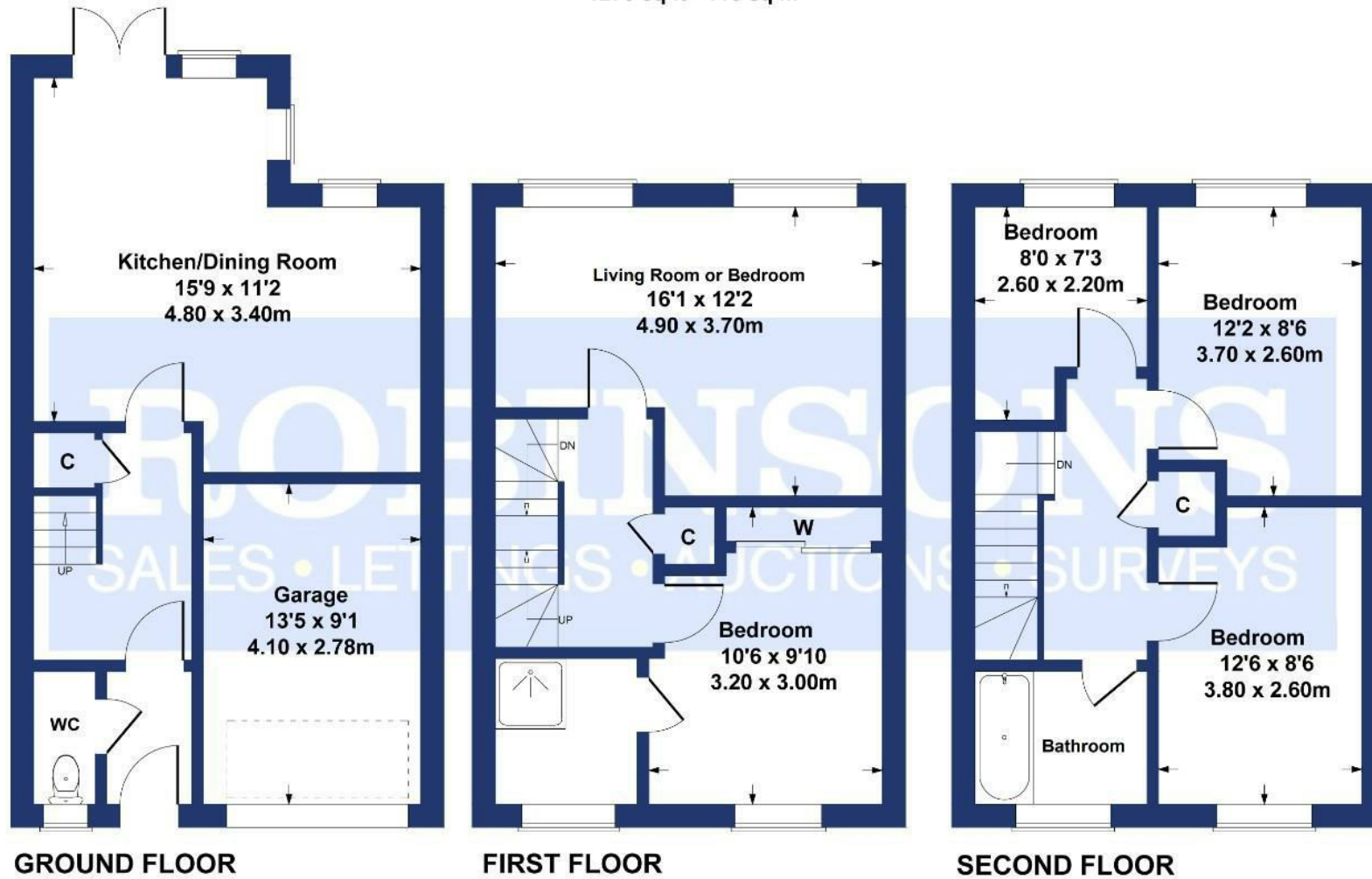
8'0 x 7'3 (2.44m x 2.21m)

**Bathroom/WC**



# Herons Court

Approximate Gross Internal Area  
1270 sq ft - 118 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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