



Durham Residential Park, Gilesgate, DH1 2HF  
2 Bed - Bungalow - Detached  
O.I.R.O £99,950

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# Durham Residential Park

## Gilesgate, DH1 2HF

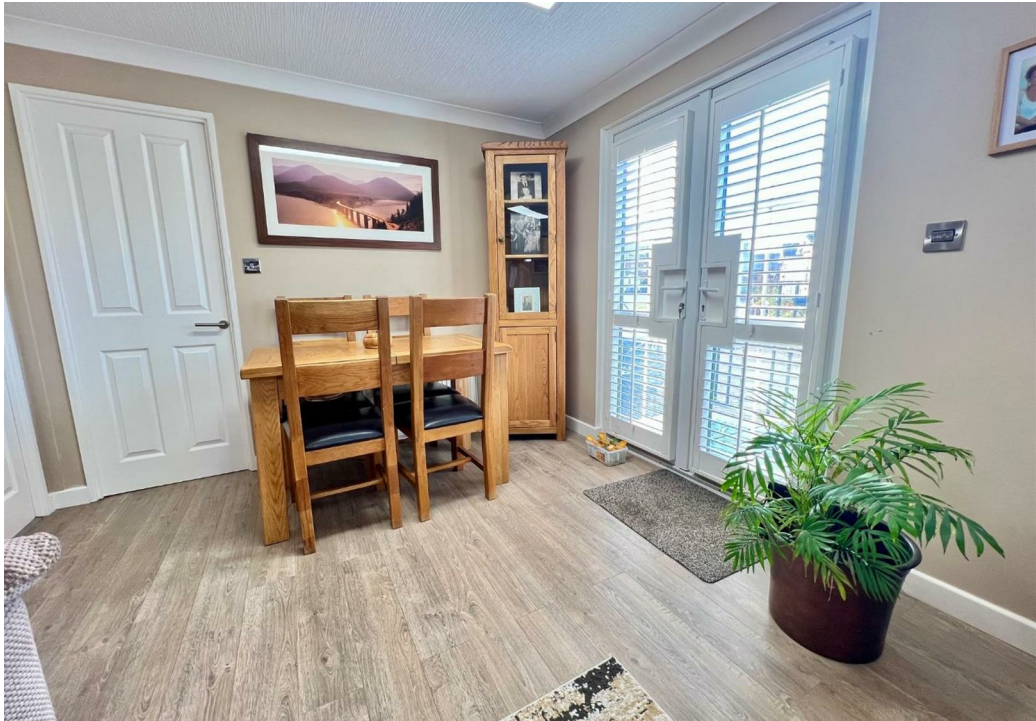
Detached Park Home Bungalow \*\* No Chain \*\* Pleasant Development \*\* Over 45's only \*\* Close to Good Amenities & Major Transport Links \*\* Spacious Floor Plan \*\* Well Presented \*\* Parking \*\* Garden Area \*\* Must Be Viewed \*\* GCH & Double Glazing \*\* Site Fees Apply \*\*

The floor plan comprises; entrance, spacious open plan lounge and dining area, modern fitted kitchen with a range of integral appliances, useful utility area with external access. There are two double bedrooms, one with en-suite shower room/WC and further bathroom/WC. Outside there is parking, garden and communal areas.

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.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.









### Entrance

### Lounge and Dining Room

19'02 x 17'08 (5.84m x 5.38m)

### Kitchen

14'02 x 9'03 (4.32m x 2.82m)

### Utility Area

### Inner Hallway

### Main Bedroom

10'06 x 9'03 (3.20m x 2.82m)

### En-Suite Shower Room

### Double Bedroom

10'01 x 9'02 (3.07m x 2.79m)

### Bathroom/WC

### Site Fees

The seller has advised that the current site fees are £2000 per year and includes site maintenance, ground rent and water rates.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 79 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold. 99 Years from 2020. Ground rent included in the £2000 per annum site fee

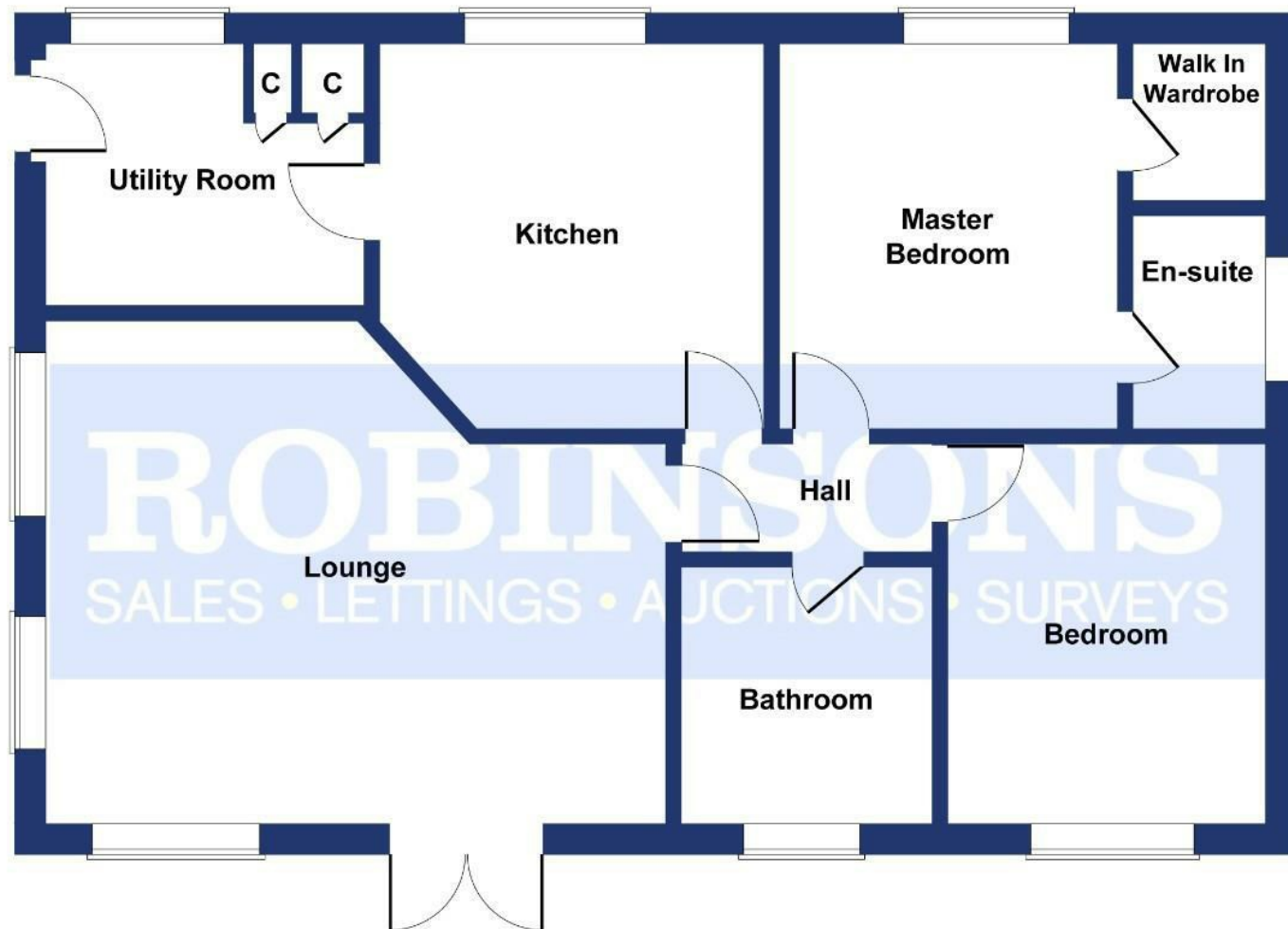
Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: Exempt

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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## 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 |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</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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