



Hartley Gardens, Gilesgate, DH1 1GZ
4 Bed - House - Detached
£1,700 Per Calendar Month

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Stunning New Detached Home ** Integrated Kitchen ** Large Rear Garden ** Driveway & Detached Garage ** Walking Distance to City Centre ** Early Viewing Advised **

Positioned on the outskirts of this desirable development, this exceptional property benefits from a Deluxe Kitchen Package, complete with fully integrated appliances including a washer/dryer, fridge freezer, and dishwasher. The bathrooms and WC are enhanced with premium tiling throughout, adding a touch of elegance and quality to the finishes.

Externally, the home is complemented by a beautifully lawned rear garden, a private driveway, a detached garage, as well as practical additions such as an exterior light and outside tap.

The accommodation is thoughtfully arranged and briefly comprises: a welcoming entrance hallway, a spacious lounge, an open-plan kitchen and dining area, four well-proportioned bedrooms, an ensuite to the principal bedroom, and a modern family bathroom.

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.

SPECIFICATIONS

Council Tax Band- D Annual Cost- To be confirmed.

EPC Rating- B

Bond- £1700.00

No smokers & No Pets

Annual Earning- Tenant & Guarantor- £61,200.00.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good/Average/Poor

Council Tax: Durham County Council, Band D - Approx- To Be Confirmed.

Energy Rating: B

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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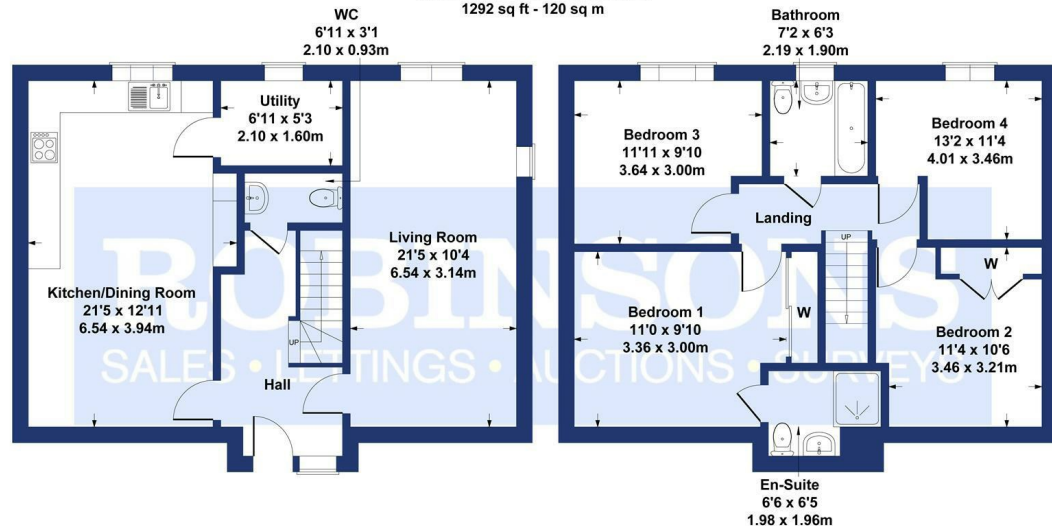
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hartley Gardens

Approximate Gross Internal Area
1292 sq ft - 120 sq m



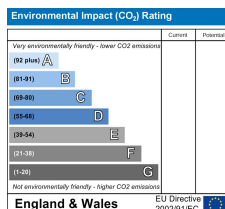
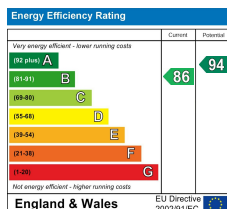
GROUND FLOOR

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. 2025



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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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