

**Limecrag Avenue, Gilesgate, DH1 1DF**  
**4 Bed - Student Property**  
**£115 Per Week**

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**\*\* STUDENT PROPERTY - BILLS EXCLUDED - 1st August 2026 for 12 months \*\***

This four bedroom (3 Doubles and 1 Single) semi-detached house is situated on Limecrag Avenue in Gilesgate Moor, Durham. The house consists of an entrance hall, a spacious living room, a modern fitted kitchen/diner, and a utility room. On the first floor, there are four bedrooms, a shower room, and a separate WC. Additionally, the property features gardens at the front, side, and rear, along with a large paved double driveway that leads to a detached single garage.

Limecrag Avenue is conveniently situated within comfortable walking distance of a wide array of local amenities. The area boasts excellent transportation links and is conveniently located in close proximity to the city of Durham.

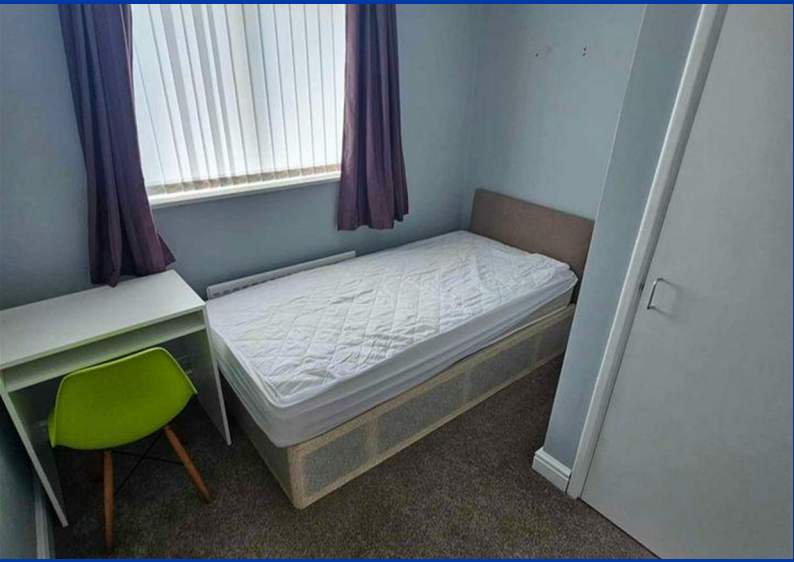
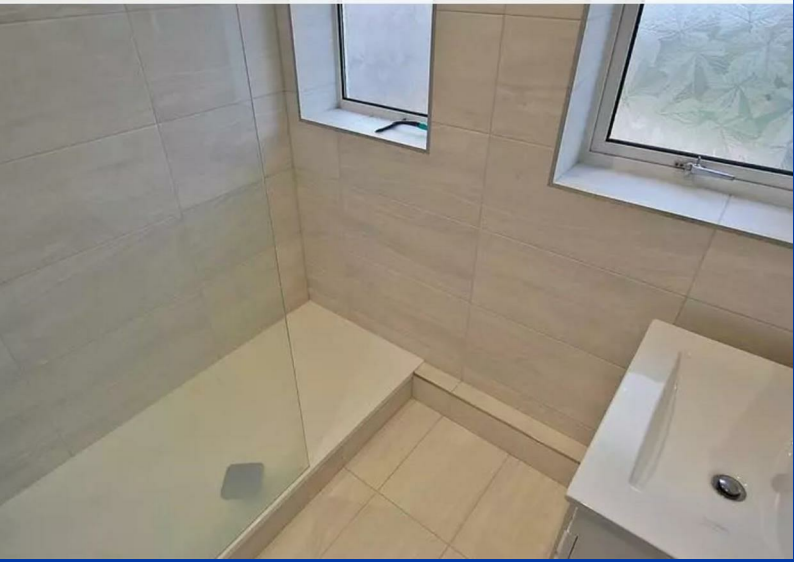
EPC RATING - D

BOND £300 | £115 PER WEEK PER STUDENT | 12 MONTHS TENANCY

#### **REDRESS**

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







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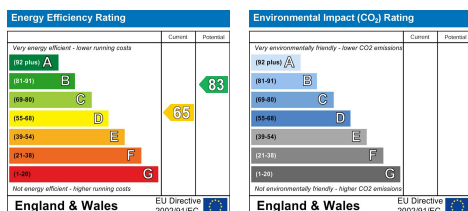
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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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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