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Bradford Crescent, Gilesgate, DH1 1HW
3 Bed - House - End Terrace
O.I.R.O £150,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Bradford Crescent Gilesgate, DH1 1HW

No Upper Chain ** Upgrading Required ** Good Further Potential ** Spacious Layout ** Large Rear Garden ** Walking Distance to City Centre
** Early Viewing Advised **

This property boasts a well-designed layout and is ideally located within walking distance of the city centre, making early viewing highly recommended. It benefits from UPVC double glazing and gas central heating throughout. The accommodation begins with an entrance hallway and a convenient ground floor WC. The spacious living and dining room features double doors that open out onto a large rear garden, creating a bright and inviting space. The kitchen is fitted with a range of units and provides access to the side of the property.

Upstairs, there are two generously sized double bedrooms and a well-proportioned single bedroom, all served by a modern shower room with WC. Externally, the property offers a low-maintenance front garden, while the private enclosed rear garden is mainly laid to lawn and includes a concrete patio area with an access ramp, as well as useful outhouse storage.

Gilesgate is a highly sought-after village, prized for its enviable location just a short distance from the heart of Durham. It offers the perfect balance between peaceful village living and easy access to the city's vibrant cultural and social scene. Residents can enjoy scenic riverside walks along the River Wear, as well as pleasant strolls into the historic city centre, making it especially appealing to those who value both convenience and natural surroundings.



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LOCATION

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The village is particularly well-positioned for commuters. Its proximity to the local train station provides direct rail links to major cities, while the nearby A690 offers straightforward access to the A1(M), ensuring excellent connectivity for those travelling by car. This combination of transport options makes Gilesgate an ideal base for professionals working both locally and further afield.

Within Gilesgate itself, there is a strong sense of community supported by a range of everyday amenities. Residents benefit from local shops, a convenience store, and a friendly public house, alongside a variety of takeaway options catering to different tastes. For more extensive shopping and services, the nearby Dragonville Retail Park provides a wide selection of retail outlets, a supermarket, and a petrol station. In addition, Durham city centre offers an even broader array of shops, restaurants, leisure facilities, and cultural attractions.

Gilesgate is also an excellent choice for families, thanks to the quality and variety of nearby educational options. Well-regarded primary schools are within easy reach. For secondary education, residents have access to respected institutions including Durham Johnston School and St Leonard's Catholic School, ensuring strong educational provision for children of all ages.

Overall, Gilesgate combines convenience, connectivity, and community, making it an attractive and practical place to call home.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – NA

Rights & Easements – None known.

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

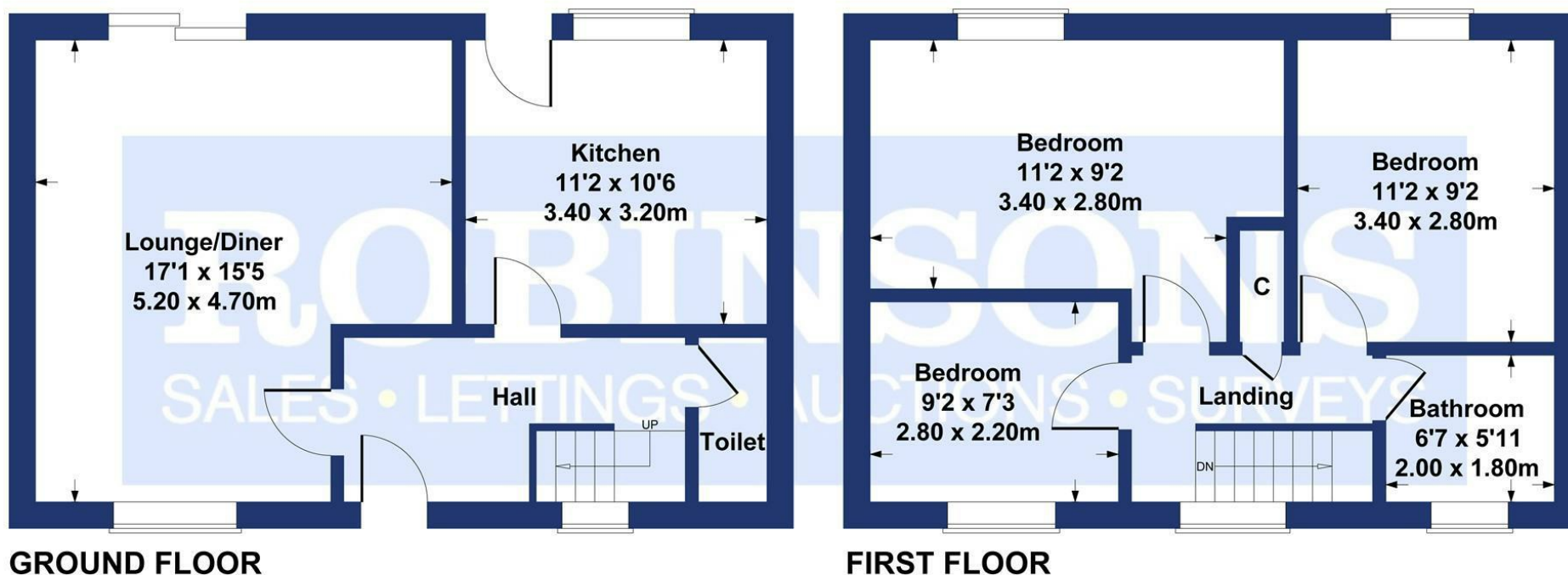
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Bradford Crescent

Approximate Gross Internal Area
893 sq ft - 83 sq m

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (81-81) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 67 | 80 |
| | | | EU Directive 2002/91/EC |



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. 2026

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.

