The Moorlands

Gilesgate, Durham DH1 2LB

- STUDENT ACCOMMODATION 2027/2028
- 4 BEDROOMS
- COMMUNAL LOUNGE
- BATHROOM
- OFF ROAD PARKING FOR 3 CARS
- SEMI DETACHED HOUSE
- £120 PER PERSON PER WEEK
- KITCHEEN/DINER
- LARGE GARDEN
- £600 EACH DEPOSIT

£120 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

4 SPACIOUS BEDROOMS @ £120PPPW **STUDENT PROPERTY AVAILABLE 01ST JULY 2027** **NEW BATHROOM SUMMER 2026** Available July 2027, we are delighted to bring to market this 4 bedroom semi-detached student house, situated in Gilesgate. Recently updated with neutral decor & carpets, modern kitchen & bathroom and burglar alarm, the property comprises: entrance, lounge, kitchen, bathroom & 4 bedrooms. There is off street parking for 3 vehicles plus an enclosed garden to the rear for recreation, storage of bins & cycles etc. EPC Rating D.

The Moorlands is situated in the student-friendly Gilesgate area of Durham City, within walking distance of the university. The property is close to public transport links, local shops & supermarkets too.

Available 1st July 2027, student let, fully furnished, Rent £120 per person per week excluding all bills based on 4 sharing, Deposit £2400 total.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

EPC.

EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8218-6929-4300-3441-3906

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.
We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.