

*Symonds  
Taylor*



**32 Highgate, Durham**

Durham

Guide Price **£475,000**







# 32 Highgate

Durham

This 4 bedroom house has been a family home and successful Air B&B over recent years. Located in the heart of Durham city centre there are 2 reception rooms, 2 shower rooms and a west facing terraced rear garden and garage which we know will appeal to a wide range of buyers and an internal inspection is essential.

## Accommodation Comprises:

**Ground floor:** Entrance vestibule, hallway, cloakroom/wc, sitting room, dining room, breakfasting kitchen, utility room.

**First floor:** Landing, principal bedroom, ensuite shower room, bedroom 2, bedroom 3, bedroom 4, family shower room.

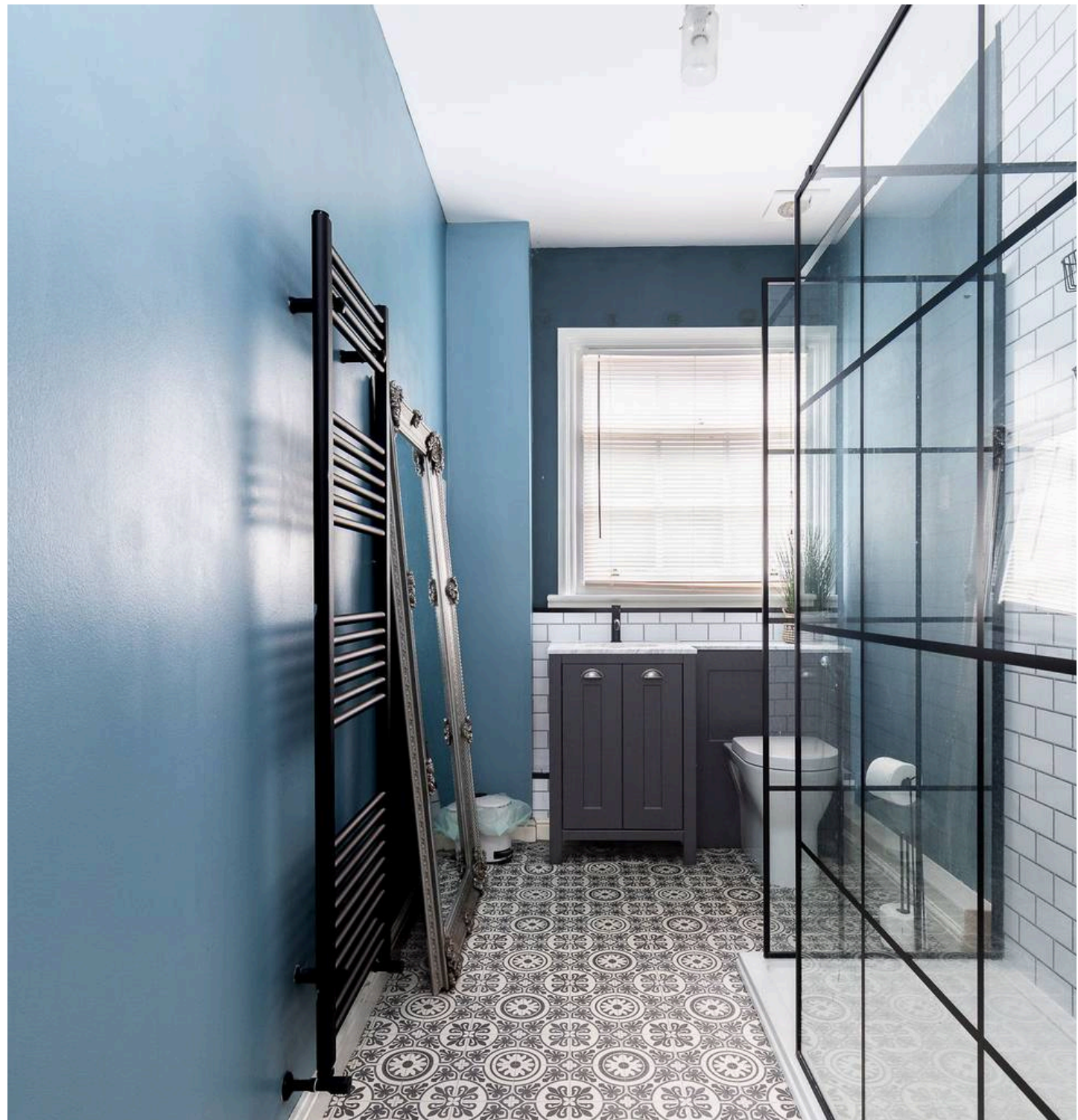
**Outside:** Residents permit parking, single garage, rear decked sun terrace, rear west facing terraced garden.

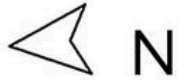
Council Tax band: E

Tenure: Leasehold

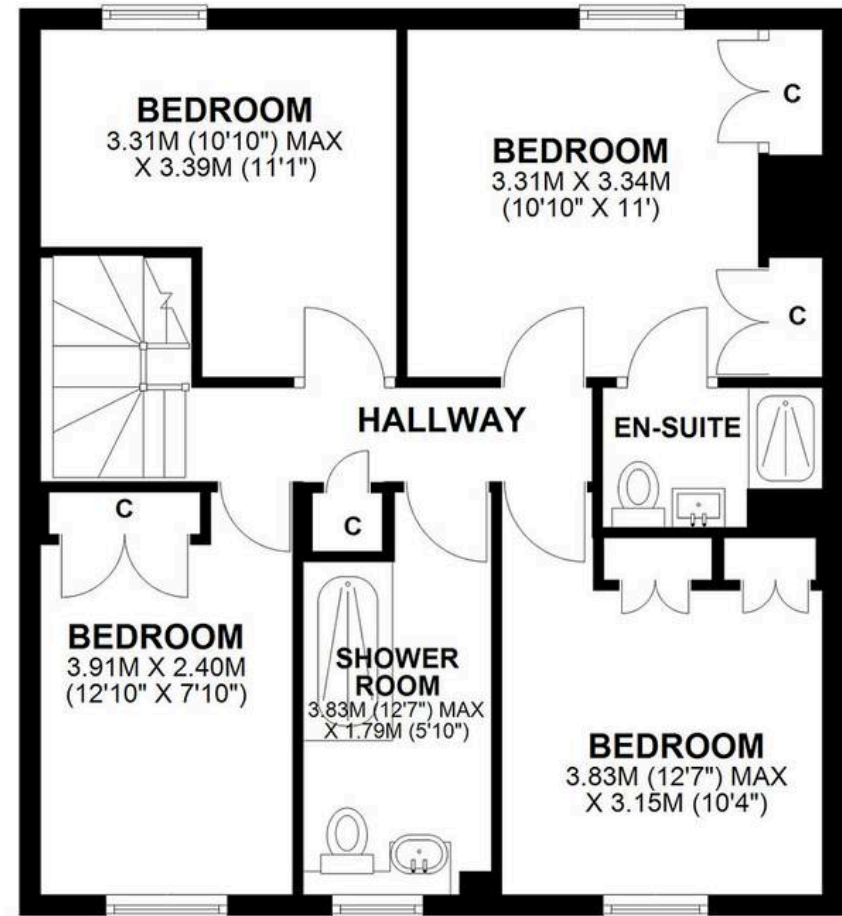
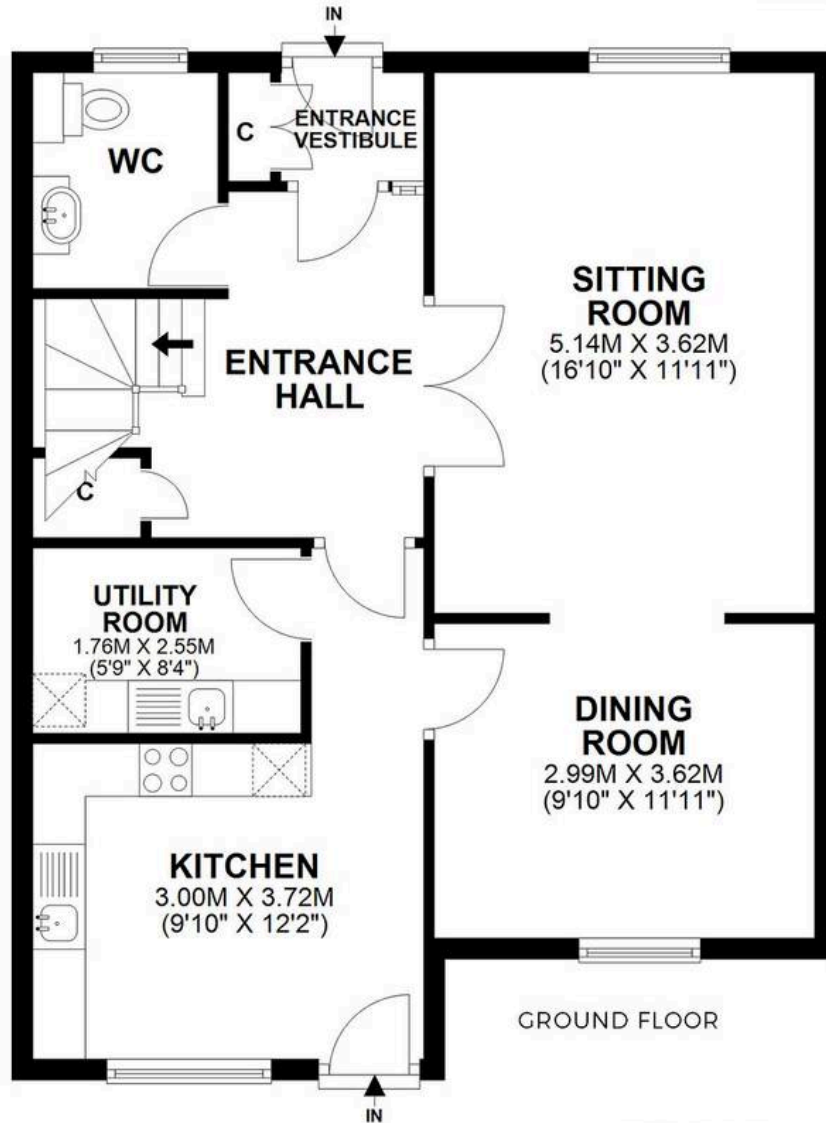
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





FRONT OF PROPERTY



FIRST FLOOR

**32 HIGHGATE, DURHAM, DH1 4GA**

APPROXIMATE GROSS INTERNAL AREA 125 SQ M 1341 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.









## Symonds Taylor

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All descriptions, plans or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.