

STUART EDWARDS



Gilesgate

, Durham DH1 1QN

- SITUATED ON CLAYPATH
- WALKING DISTANCE FROM DURHAM MARKET PLACE
- FULLY FURNISHED
- FULLY EQUIPPED KITCHEN
- PROFESSIONALS ONLY - STRICTLY NO STUDENTS
- 1 BEDROOM SELF CONTAINED RENTAL ACCOMMODATION
- ENJOYING VIEWS OVER DURHAM CITY CENTRE
- LOUNGE & DINING ROOM
- BATHROOM WITH SHOWER
- FANTASIC RENTAL OPPORTUNITY

£800 Per Month

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Rare to the market, this pleasant and fully self-contained home is superbly located within easy walking distance of Durham Market Place, Claypath's amenities and excellent transport links. Offered on a fully furnished basis, the property also benefits from beautiful elevated views over Durham City Centre to the rear.

Internally, the accommodation comprises an entrance hallway, a split-level dining area leading through to a comfortable lounge, a fully equipped kitchen, one double bedroom, and a full bathroom suite with shower. There is an adjoining internal access door to the landlord's home; this is securely lockable from both sides for complete privacy.

Please note: there is no garden with this property.

The location is ideal for professionals, with shops, cafés, takeaways, supermarkets and regular bus routes all close by, as well as straightforward access into Durham City and towards the A690 and A1(M).

This is strictly a professional-only let – NOT a student property and no smokers.

With its excellent position, furnished layout and impressive views, this home is expected to attract high interest. Early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Durham is a highly regarded city of culture and historical significance, its skyline defined by the iconic Norman Castle and Cathedral. Located around 18 miles south of Newcastle upon Tyne, the city enjoys excellent regional connectivity via the A1(M) and A167. The centre itself is particularly charming, with cobbled streets, an appealing mix of independent and national retailers, and a wide choice of well-regarded restaurants and bars. The meandering River Wear, which curves around the Castle and Cathedral, provides a striking backdrop and offers superb riverside walks and local boating opportunities. Durham is also renowned for its high-performing private and state schools, alongside the world-famous Durham University, reinforcing its reputation as one of the most desirable and academically distinguished cities in the region.

ENTRANCE HALLWAY

With double radiator and storage cupboard.

LOUNGE

11'5 x 11'11

Feature bay window enjoying views over Durham City, fireplace, sofa, chair, desk with chair, two wall light points, double radiator and step up to the dining room.

DINING ROOM

10'10 x 9'6

Two wall light points, alcove shelving, double radiator, beamed ceiling and step down into lounge.

KITCHEN

10'6 x 6'10

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Automatic washing machine, microwave, fridge, freezer and gas cooker with extractor hood above. Tiled splashbacks and vinyl flooring.

BEDROOM 1

12'0 x 10'9

Double radiator, double bed with side cabinet, chest of drawers and a range of fitted wardrobes.

BATHROOM

Comprising, low level wc, wash hand basin, panel bath with electric shower and folding screen, tiled splashbacks, vinyl flooring, double radiator and extractor fan.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8708-4593-9929-4207-9153>



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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.