Gilesgate, Gilesgate, DH1 1JA
4 Bed - House - Terraced
£340,000

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Gilesgate
Gilesgate, DH1 1JA

Gilesgate, Durham City, DH1 1JA. We have received an offer of £327,500. Any increased offers are to be received within 5 days of this publication at the above agents.

STUDENT INVESTMENT PROPERTY ** Let for 2026/2027 £135pppw ** GOOD FUTURE GROWTH ** WELL PRESENTED & IDEALLY LOCATED ** SPACIOUS PROPERTY ** LONG LEASE & GRADE II LISTED ** LOCAL AMENITIES & TRANSPORT LINKS ** WALKING DISTANCE TO CITY ** EARLY VIEWING ADVISED **

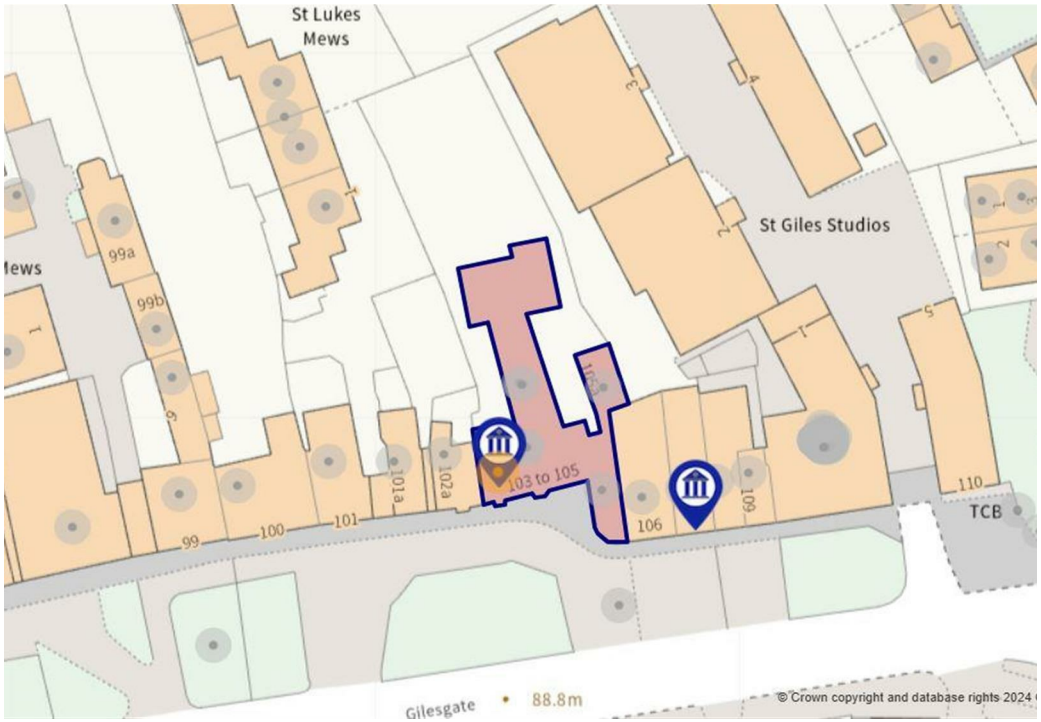
The floor plan comprises; entrance hall, living room, modern fitted kitchen diner with a range of integrated appliances, downstairs WC, four bedrooms with the master having en-suite facilities, bathroom with white suite and study space.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

** Leasehold - 250 years 01/01/2013 - 01/01/2263 approx. 238 years remain.
Grade II Listed Building due to original staircase and internal wall. **



GROUND FLOOR

Hallway

Living Room

Kitchen

WC

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom/WC

Study Space

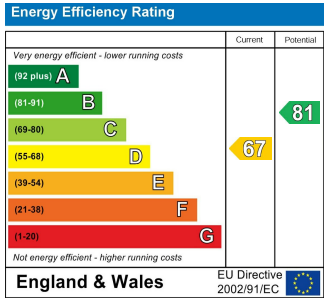
Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000
Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 250 years 01/01/2013 - 01/01/2263 approx. 238 years remain. Service Charge of Approximately £750.00p.a. and Ground Rent of approximately £400.00 p.a
Grade II Listed Building due to original staircase and internal wall. We understand the garden is a shared / communal garden shared between Nos. 103, 103a, b, c, d, e & 105a.

Council Tax: Durham County Council, Band D - Approx. £2622pa
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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.

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