



Bradford Crescent, Gilesgate, DH1 1ER
2 Bed - House - End Terrace
£160,000

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Bradford Crescent Gilesgate, DH1 1ER

Popular Location ** Superb Property ** Ready to Move In ** Large Plot ** Ideal First Buy or Young Family Home ** Private Aspect Rear Garden With Summer House ** Early Viewing Advised **

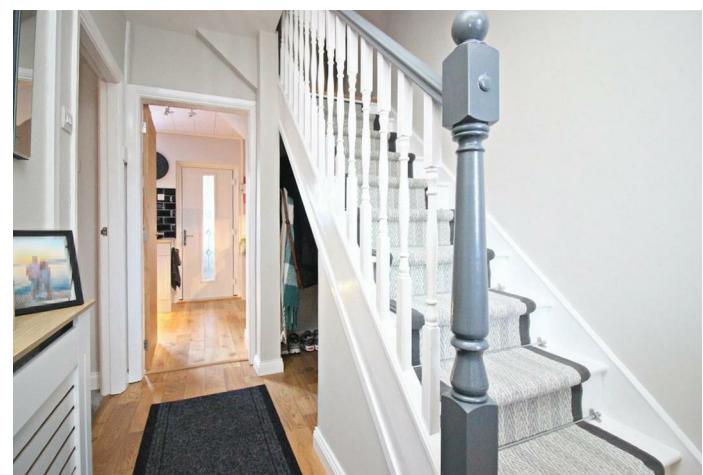
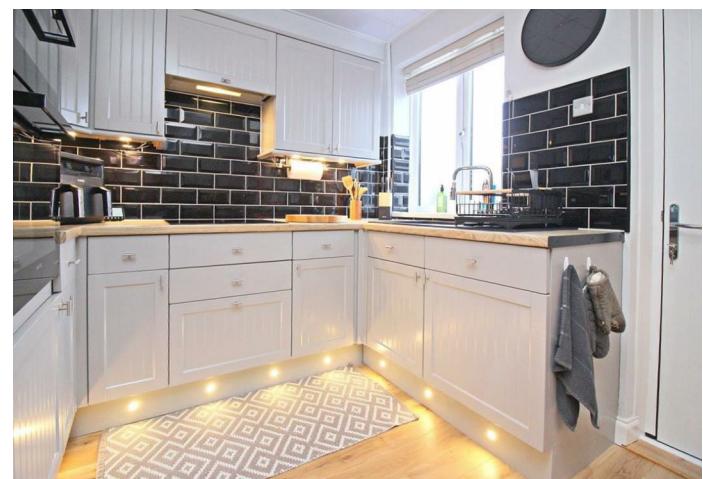
The property has been thoughtfully improved and is finished in a modern, neutral style throughout. The welcoming entrance hallway leads through to a cosy yet contemporary living dining room, featuring a striking media wall and electric fire – a perfect space to relax and unwind.

To the rear, the modern fitted kitchen is both practical and stylish, complete with space for appliances, under-unit lighting, and ample worktop space. An adjoining utility area adds further convenience and storage.

Upstairs, the property offers two well-proportioned bedrooms, both finished to a high standard, along with a modern family bathroom.

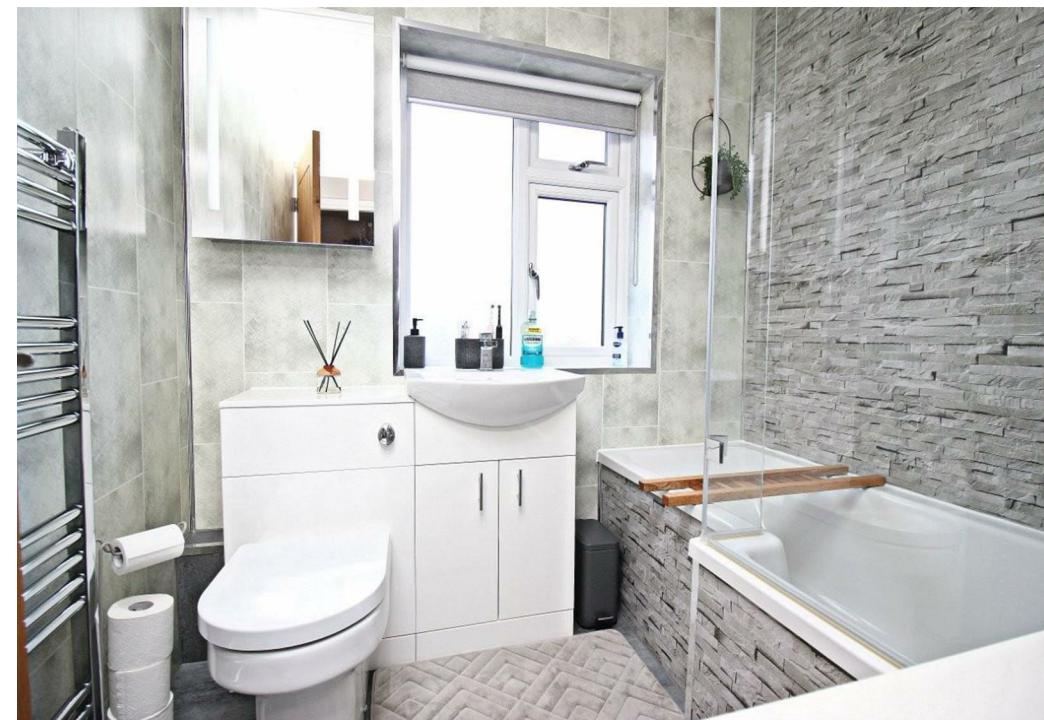
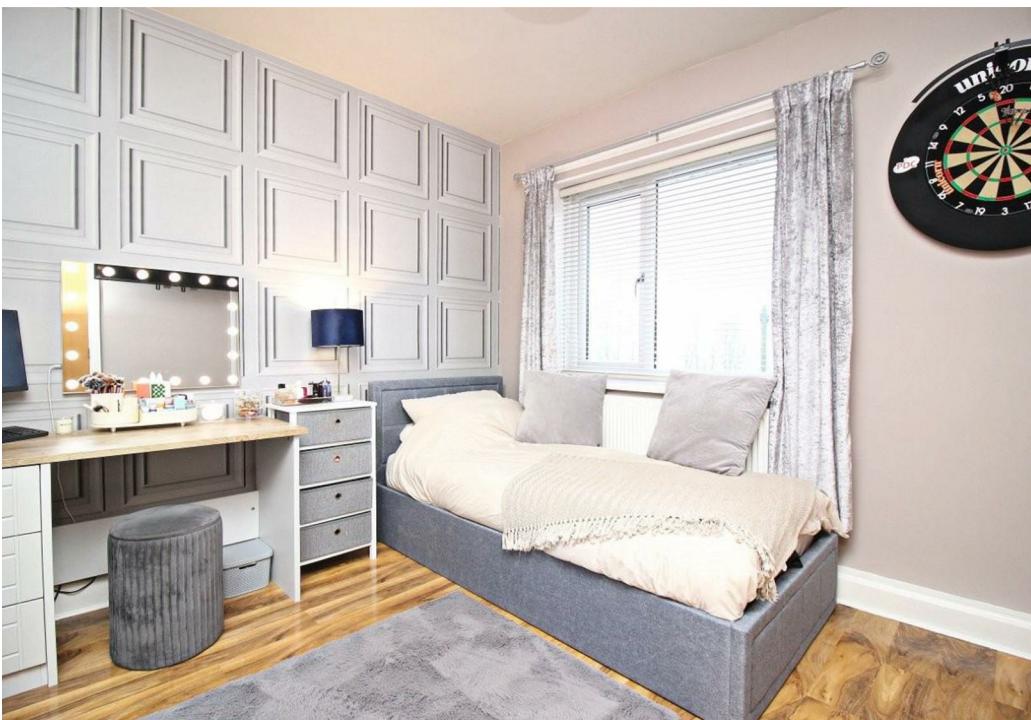
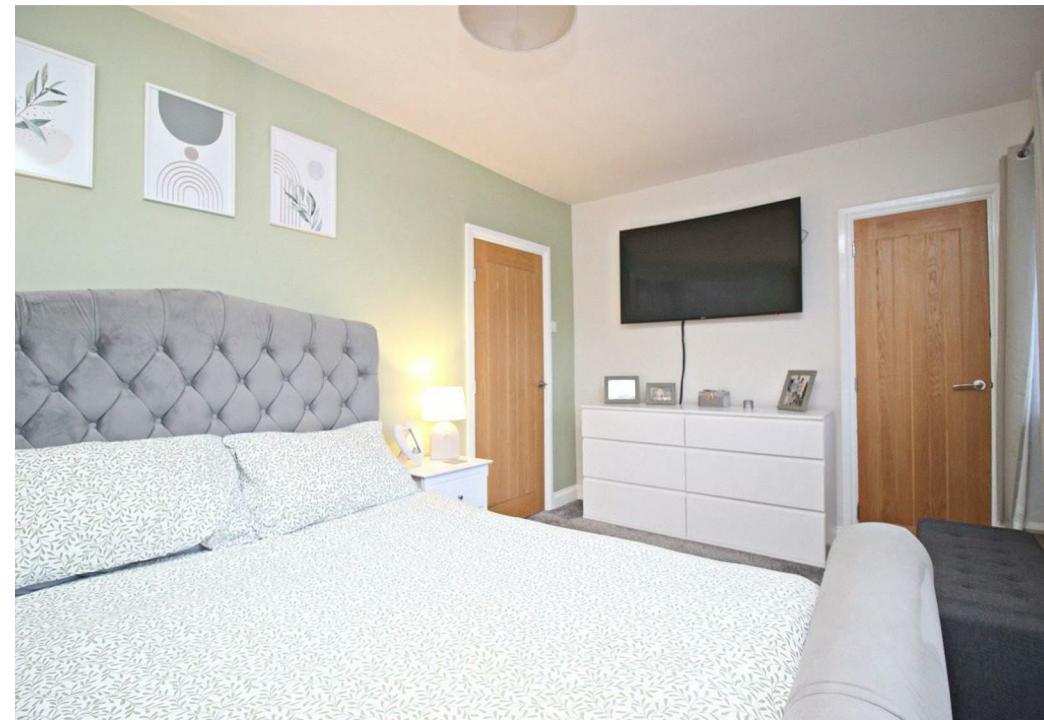
Externally, the home really comes into its own. The rear garden is well maintained and designed for low maintenance, featuring a patio area, lawn, and a fantastic timber garden bar/summer house – ideal for entertaining, home working, or relaxing with friends. To the front, there is a neat garden setting the property back from the street.

Perfectly positioned for access to Durham City Centre, local amenities, transport links, and Durham University, this is a home that combines location, lifestyle, and presentation in equal measure.











GROUNFD FLOOR

Hallway

Lounge Diner

20'10 x 13'1 (6.35m x 3.99m)

Kitchen

11'7 x 9'6 (3.53m x 2.90m)

FIRST FLOOR

Bedroom

15'6 x 9'2 (4.72m x 2.79m)

Bedroom

12'1 x 11'4 (3.68m x 3.45m)

Bathroom/WC

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard, assumed.

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 – No

Probate – N/A

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.

Accessibility/Adaptations – None known.

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.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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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