



Hornbeam Close, Gilesgate, DH1 1EN
4 Bed - House - Detached
£1,700 Per Calendar Month

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**** Ideal Family Home ** Popular & Convenient Location ** Small Modern Development ** Good Road Links ** Gardens, Ample Parking & Garage ** Bi-Fold Doors to Garden ** Open Plan Living ** Double Glazing & GCH ** Solar Panels & EV Charging Point ** Must Be Viewed ****

As you step through the front door, the open-plan design leads your gaze straight through to the impressive kitchen/dining area and out to the rear garden via the bi-fold doors. The ground floor also includes a generous cloakroom/W.C., a utility area created through a partial garage conversion, and a bright, airy lounge at the rear with a window overlooking the garden.

Upstairs, there are three double bedrooms, a fourth single bedroom, an en-suite shower room to the main bedroom, and a contemporary family bathroom. Outside, the property offers an open lawned front garden, a double-width driveway, and a single garage.

Gilesgate is a highly sought-after village, perfectly positioned for those who enjoy walking to Durham City or strolling along the riverside. Its convenient proximity to the train station and the A690, with access to the A1(M), also makes it an ideal location for commuters.

The village provides a range of local amenities including shops, a convenience store, a friendly public house, and several take-away restaurants. For a wider selection of shopping options, Dragonville retail park is close by, offering numerous stores, a supermarket, and a petrol station. Durham City centre further enhances the area with an extensive array of additional facilities and attractions.

Council Tax Band - D Annual Cost - £2,551

EPC Rating - B

BOND £1,700 | MINIMUM 6 MONTH TENANCY

Specifications: No Smokers, No Pets

Required Income: Tenant Income - £61,200 Guarantor Income (If Required) - £64,200

GROUND FLOOR

Hallway

Cloak/WC

5'10 x 5'4 (1.78m x 1.63m)

Open Plan Living Kitchen & Dining

23'5 x 10'2 (7.14m x 3.10m)

Lounge

14'2 x 10'4 (4.32m x 3.15m)

Utility Room

13'5 x 11'9 (4.09m x 3.58m)

Master Bedroom

14'6 x 10'4 (4.42m x 3.15m)

En-Suite

7'6 x 4'7 (2.29m x 1.40m)

Bedroom

12'7 x 10'2 (3.84m x 3.10m)

Bedroom

10'4 x 9'6 (3.15m x 2.90m)

Bedroom

10'2 x 6'6 (3.10m x 1.98m)

Bathroom/WC

7'2 x 5'6 (2.18m x 1.68m)

Agents Notes

Property Construction – Standard

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

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>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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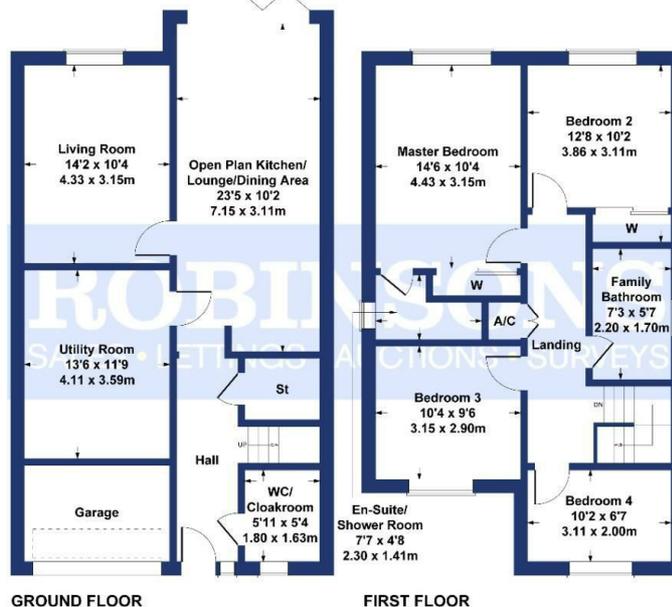
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hornbeam Close

Approximate Gross Internal Area
1378 sq ft - 128 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
Current	Potential
82	92

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

EU Directive 2002/91/EC

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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