



**Broomside Lane**

Belmont DH1 2QT

**£685 Per Calendar Month**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Broomside Lane

Belmont DH1 2QT



- Available immediately on an unfurnished basis
- EPC RATING - D
- Parking to the rear

- Well presented
- Two well proportioned bedrooms
- Close to shops and amenities

- Two spacious reception rooms
- Much sought after location
- Easy access to Durham and road links for commuting

We are delighted to offer for rent this two bedroom mid terraced house in the sought after location of Belmont, is highly recommended. Beautifully presented and in ready to move in condition.

Having a floor plan comprising of an entrance vestibule, spacious living room and separate dining room along with a fitted kitchen. To the first floor are two well proportioned bedrooms and modern bathroom/WC. Externally there is a rear yard and off street parking across a rear lane.

Broomside Lane is within walking distance to a wide range of local amenities including primary and secondary schools, as well a selection of shops. There are good road and public transport links to Durham City.

## GROUND FLOOR

### Entrance Vestibule

Entered via UPVC double glazed door. Having an internal door to the living room and radiator.

### Living Room

14'11" x 13'10" (4.55 x 4.22)

Spacious reception room with a UPVC double glazed

window to the front, modern electric fire, laminate flooring and radiator.

### Dining Room

14'11" x 12'10" (4.55 x 3.93)

Having a UPVC double glazed window to the rear, laminate flooring, radiator and stairs leading to the first floor.

### Kitchen

12'1" x 6'7" (3.69 x 2.02)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with stainless steel extractor over, as well as plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks, a wall mounted combi gas central heating boiler and UPVC double glazed external door to the rear yard.

### Bathroom/WC

6'2" x 5'9" (1.90 x 1.76)

Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled walls and flooring, radiator, extractor fan and UPVC double glazed opaque window to the side.

## FIRST FLOOR

### Landing

Having a useful storage cupboard and access to each bedroom.

### Bedroom One

14'11" x 13'6" max (4.55 x 4.12 max)

Generous double bedroom with a UPVC double glazed window to the front, wardrobe and radiator.

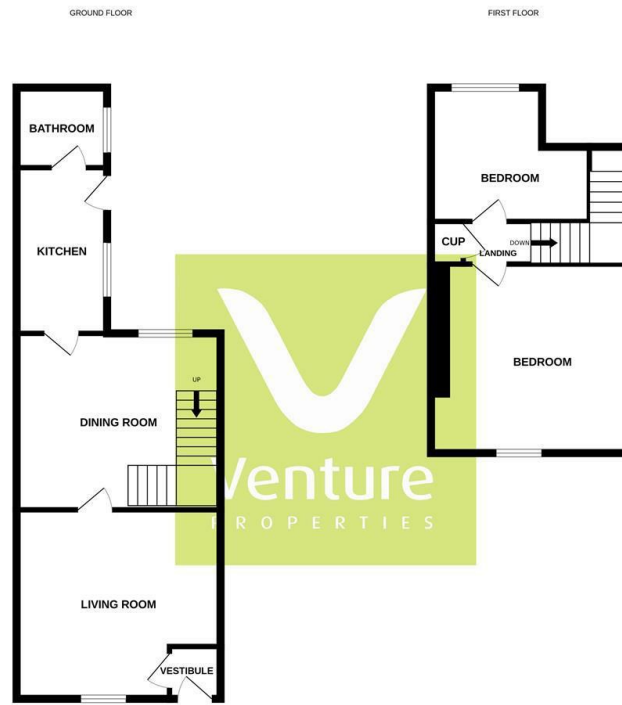
### Bedroom Two

9'11" x 8'0" ext to 11'4" (3.04 x 2.45 ext to 3.47)

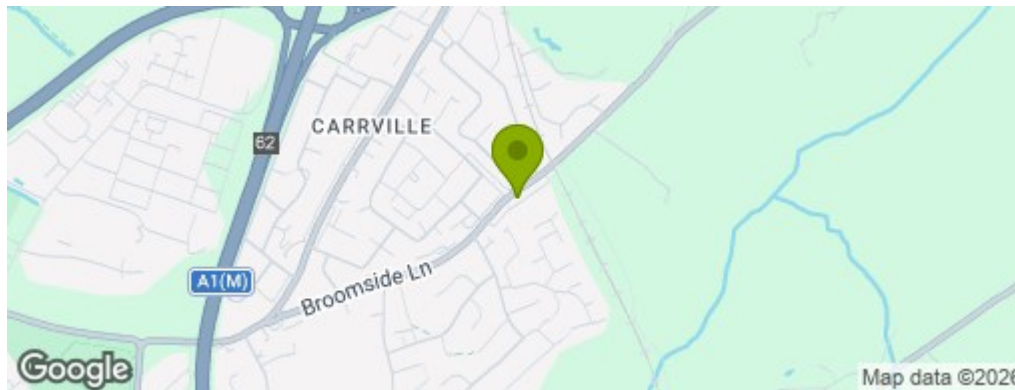
Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

## EXTERNAL

To the rear of the property is an enclosed yard with cold water tap. There is also parking for two cars across the rear access lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Homage C2025



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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