



## Hatfield Close

Framwellgate Moor, Durham DH1 5FD

- 2 BEDROOM SEMI DETACHED HOUSE
- DESIRABLE RESIDENTIAL LOCATION
- NEW DECOR & FLOORING THROUGHOUT
- LONG TERM LET
- CURRENTLY UNDERGOING FULL REFURBISHMENT
- NEW KITCHEN & BATHROOM
- GARAGE & GARDEN
- UNFURNISHED

**£995 Per Month**

**Council Tax Band: B**  
**EPC Rating: C**

**FULL DESCRIPTION**

We are delighted to offer this immaculately presented, extremely well-situated 2 bedroom semi-detached home to rent, available mid-October 2026. The property is modern & spacious throughout, and is situated on a pleasant plot with a driveway to the front leading to an attached garage providing off-street parking for multiple vehicles. EPC Rating C

Internally, the accommodation comprises: entrance hall, lounge, kitchen-diner with door to the rear patio & garden, stairs to 1st floor landing, main bedroom to the rear, second bedroom to the front and family bathroom. Externally, there is an open lawn to the front, plus a driveway leading to an attached single garage. To the rear is a fully enclosed garden, mainly laid to lawn with a large paved patio area.

**DIMENSIONS**

Lounge - 4.7m x 3.9m  
Kitchen-Diner - 3.9m x 2.8m  
Bedroom 1 - 3.9m x 2.8m  
Bedroom 2 - 3.9m x 2.4m

**ADDITIONAL INFORMATION**

Available 15th October 2026 on a long term basis, professionals & students accepted, pets considered, available unfurnished, Price £995 PCM with £1148 deposit

**EPC.**

EPC Rating - C  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0688-5014-6209-4748-8964>

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

**TENANT FEES.**

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

**PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

**PROPERTY PORTALS.**

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

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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.