



Prebends Field

Gilesgate DH1 1HH

£900 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Prebends Field

Gilesgate DH1 1HH



- AVAILABLE MAY 2026
- EPC RATING D
- Garage and Double driveway

- Sought after location
- Three bedrooms
- Combi gas central heating

- Furnished
- Kitchen and utility with all appliances
- Gardens

AVAILABLE MAY 2026.

Venture Properties are delighted to offer the opportunity to rent on a furnished basis, this spacious semi detached house offering three well proportioned bedrooms in a sought after location, close to local amenities, motorway links and within easy reach of Durham City centre.

The property offers impressive living accommodation throughout and comprises of an entrance porch leading to a hall with useful cloaks cupboard, spacious living room with a picture window which opens to the dining room with patio doors to the rear garden, creating a superb space for modern family living and entertaining. The comprehensively fitted kitchen comprises of a range of appliances and leads to the utility room with access to the rear garden. To the first floor are three well proportioned bedrooms, as well as a modern family bathroom. Externally there is a good sized rear garden, a driveway for off street parking, garage and front garden.

Gilesgate Moor offers a wide range of local amenities all within walking distance. There are excellent transport links to Durham City and to both the A1(M) and A690 for access across the region.

Properties in this area prove highly popular making early viewing essential to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via sliding patio door. With an internal door in to the hallway.

Hall

Having stairs leading to the first floor, a cloaks cupboards, laminate flooring and radiator.

Living Room

14'6" x 11'6" (4.43 x 3.53)

Having a UPVC double glazed window to the front, wood laminate flooring, coving and radiator. Opening through to the dining room. With two sofas, a coffee table and storage units.

Dining Room

10'9" x 8'7" (3.28 x 2.64)

With UPVC double glazed patio doors to the rear garden, wood laminate flooring, coving and radiator. Having a dining table and chairs.

Kitchen

10'8" x 9'0" (3.26 x 2.76)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a range cooker with extractor over, an American style fridge/freezer and integrated dishwasher. Further features include a UPVC double glazed window to the rear, tiled flooring and splashbacks and underfloor heating.

Utility Room

11'4" x 8'1" (3.47 x 2.47)

Fitted with a range of wall and floor units having contrasting worktops, a washing machine, tumble dryer, tiled floor and radiator. Having a UPVC double glazed window and door to the rear garden.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side.

Bedroom One

11'10" x 9'10" (3.62 x 3.02)

Spacious double bedroom with a UPVC double glazed window to the front, fitted wardrobes, a double bed, bedside tables and radiator.

Bedroom Two

10'9" x 8'10" (3.28 x 2.70)

Double bedroom with a UPVC double glazed window to the rear, double bed, drawer unit and radiator.

Bedroom Three

8'7" x 7'11" (2.63 x 2.42)

Having a UPVC double glazed window to the front, radiator and cupboard housing the combi gas central heating boiler.

Family Bathroom

8'10" x 5'6" (2.70 x 1.70)

Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, hand wash basin to vanity unit and WC. Having a chrome heated towel rail, recessed spotlighting and UPVC double glazed opaque windows to the rear and side.

EXTERNAL

To the front of the property is a lawned garden with planted borders and double driveway for off street parking, whilst to the rear is an enclosed, lawned garden with patio area.

GARAGE

With an electric roller door, power and lighting, fitted storage and racking.

Tenancy Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

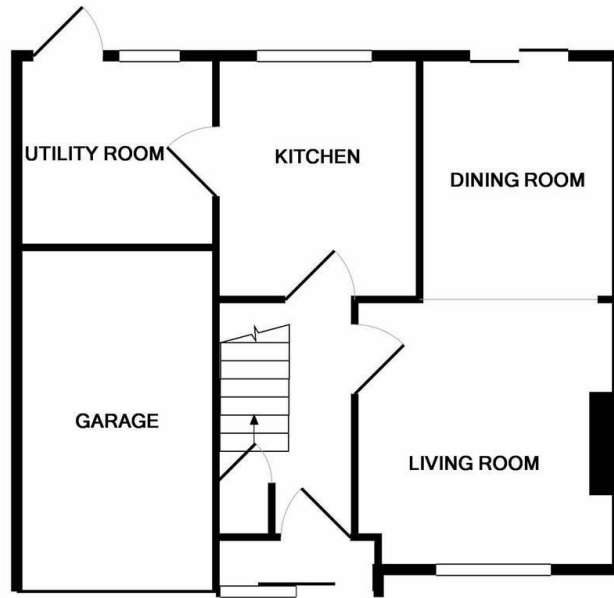
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

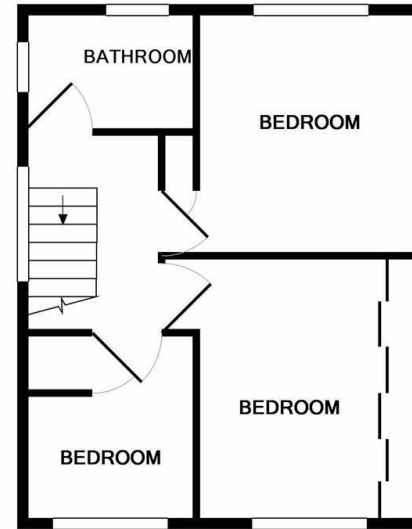
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

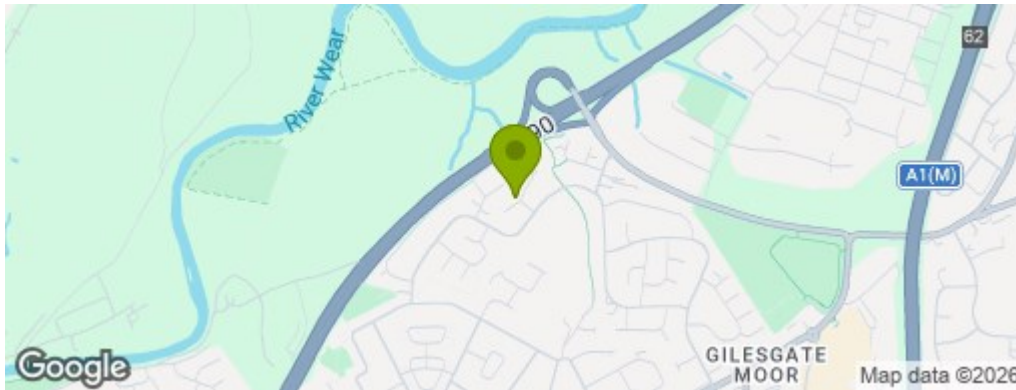


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Information

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