



Crossgate Peth, Durham City, DH1 4PZ
4 Bed - House - Townhouse
£1,795 Per Calendar Month

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Highly Sought After Location ** Secluded Position ** Ample Parking & Two Garages ** Town House Style Living ** City Centre Location ** Access to Major Road Links, Amenities & Educational Facilities ** Double Glazing & GCH ** Must Be Viewed **

Spread across three impressive floors, this exceptional home provides spacious and versatile accommodation ideal for family living.

Upon entering, you're welcomed by an inviting entrance lobby that leads into an elegant hallway with a cloakroom/WC. The ground floor offers a comfortable sitting room, a flexible study, and a beautifully designed kitchen featuring a range of built-in appliances. A practical utility room completes this level.

The first floor reveals a generous lounge with a striking feature media wall — perfect for both relaxation and entertaining. The master bedroom serves as a private sanctuary, complete with fitted wardrobes and a stylish en-suite shower room/WC.

On the top floor, you'll find three further well-proportioned bedrooms and a contemporary family bathroom/WC, providing ample space for everyone.

Externally, the property impresses with two garages offering abundant parking and storage options. The low-maintenance front and rear gardens provide the perfect setting for outdoor enjoyment with minimal upkeep.

Situated in the highly sought-after Crossgate Peth area, this property enjoys close proximity to the vibrant City Centre, with its wide range of shops, restaurants, and leisure facilities. It's ideally located for access to University and College campuses, the University Hospital, and both bus and railway stations. Excellent transport links via the A167 and A1(M) Motorway Interchange at Carrville make this an ideal home for commuters.

Council Tax Band - G Annual Cost - £3867.56

EPC Rating - C

MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income £64,620.00 - Guarantor Income £64,620.00

Specifications: No Smokers and No Pets

REDRESS

For Redress we subscribe to the Property Redress Scheme

(PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENT NOTES

Property Construction – Standard, non-traditional

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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating/Electric/Oil

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.



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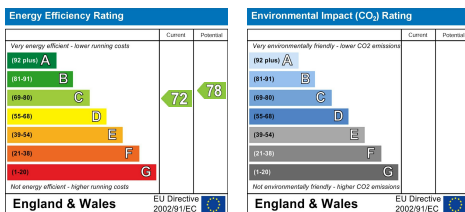
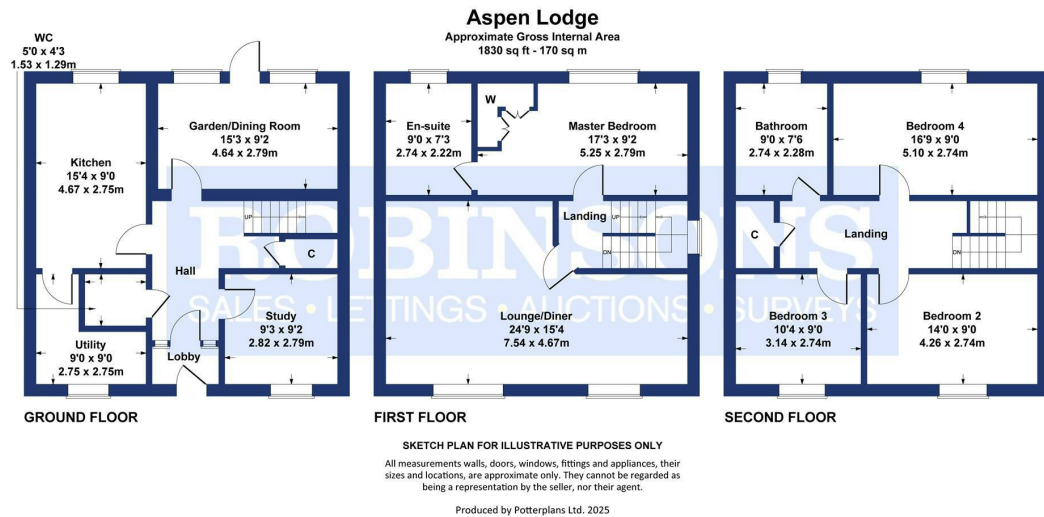
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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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.

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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