



Byland Close

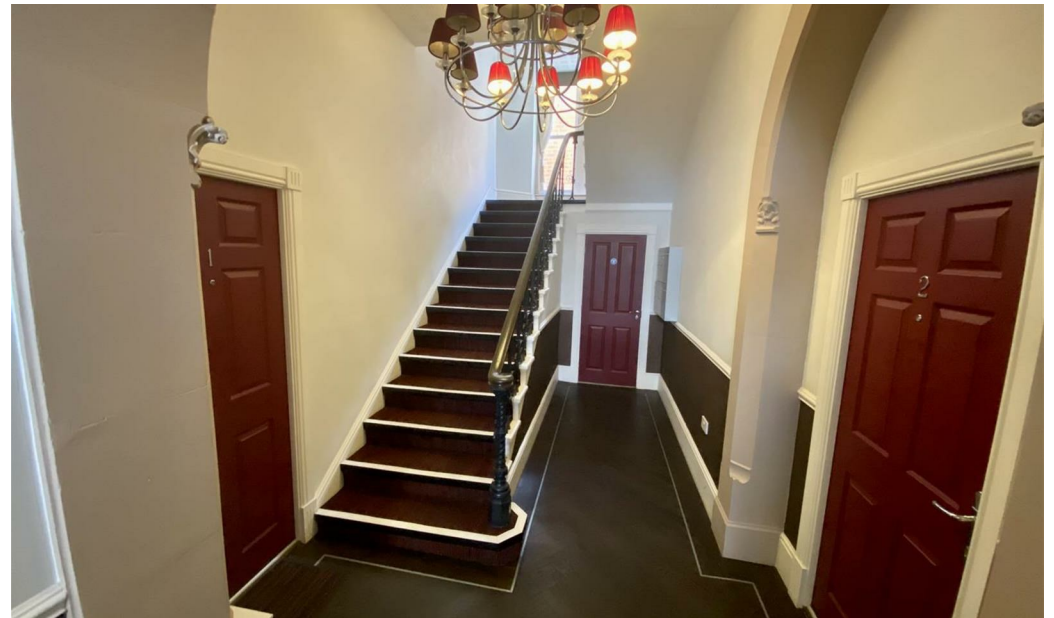
Durham DH1 4GY

£1,200 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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Byland Close

Durham DH1 4GY



- Available beginning of October 2025
- EPC RATING - B
- Comprehensively fitted kitchen with appliances

- Desirable city location
- Easy access to Durham University buildings
- Two bedrooms

- Walking distance to all amenities
- Impressive open plan living area
- Two parking spaces

NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY

Available beginning of October 2025 on a part-furnished basis, Venture Properties are delighted to offer for rent this superb two bedroom, first floor apartment situated in a much sought after location within walking distance to the city centre, university buildings and train station.

With attractive rooftop views over Durham City and communal gardens, the property has accommodation comprising of a welcoming communal entrance hallway, private hallway, impressive open plan living and dining area which opens to the comprehensively fitted kitchen with a full range of appliances, master bedroom with built in wardrobes, further second bedroom and a modern shower room. Externally the property enjoys two allocated parking spaces.

Byland Close is well positioned within easy walking distance to all of the city's shopping and recreational facilities making it a perfect location for a wide range of tenants.

Early viewing is highly recommended to avoid disappointment.

Communal Entrance Hallway

Welcoming communal entrance hallway retaining many period features.

FIRST FLOOR

Hallway

Having a video entry system, electric heater and storage cupboard.

Open Plan Living Area

15'9" x 12'0" (4.82 x 3.68)

An impressive open plan living area which is perfect for modern living. Having a double glazed window to the front, television point and an electric heater.

Kitchen

13'6" x 10'7" (4.12 x 3.25)

Open to living and dining space and boasting fitted wall and floor units having

coordinating work surfaces incorporating a sink and drainer unit with mixer tap, a built in electric double oven and electric hob with stainless steel extractor over, an integrated fridge and freezer, dishwasher and washing machine. Further features include a breakfast bar, recessed spotlighting, electric heated and double glazed window to the front.

Bedroom One

14'4" x 9'8" (4.39 x 2.96)

Generous double bedroom with a double glazed window to side, built in wardrobes and an electric heater.

Bedroom Two

10'0" x 8'2" (3.05 x 2.49)

Further double bedroom with a double glazed window to side and an electric heater.

Shower Room

6'5" x 5'10" (1.97 x 1.78)

Fitted with a modern white suite comprising of a double cubicle with electric shower, wash basin inset to a vanity unit and low level WC. Having part tiled walls, a heated towel rail, recessed spotlighting and extractor fan.

EXTERNAL

The property enjoys well maintained communal gardens.

Parking

There are two allocated parking spaces that come with the property.

Tenant 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.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

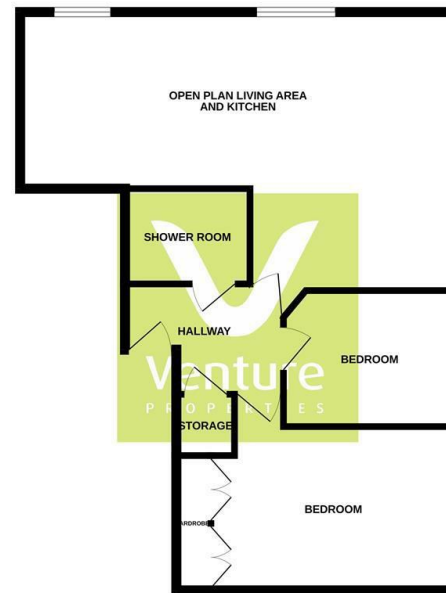
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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FIRST FLOOR



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 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

EPC RATING - B : COUNCIL TAX BAND - D : PART FURNISHED

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