



**Claypath**

Durham DH1 1XD

**£3,000 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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- City centre location
- EPC RATING - D
- Students welcome

- Beautiful views
- Three bedrooms and three bathrooms
- Easy access to all amenities

- Luxurious fixtures and fittings
- Ideal for families and sharers
- Enclosed garden

### NEW LUXURY LISTING - AVAILABLE IMMEDIATELY - SUPERB CITY LOCATION

Available immediately on a furnished basis, this luxurious semi detached home enjoys a prime city location, tucked away but enjoying easy access to all amenities. The property also benefits from beautiful views over Durham Cathedral and Castle to the rear.

Ideal for families and students looking for a something a bit special, with quality fixtures and fittings and spacious living accommodation throughout. The impressive accommodation is spread over three floors and include an open plan kitchen, dining and living area, two large bedrooms, further well proportioned bedroom, three luxurious bathrooms and an enclosed garden.

Viewing is highly recommended for full appreciation.

### GROUND FLOOR

#### Hall

#### Open Plan Kitchen, Dining and Living Area

19'5" x 14'2" (5.92 x 4.33)

#### Bedroom

14'7" x 8'7" (4.45 x 2.63)

#### Shower Room

### FIRST FLOOR

#### Bedroom

20'2" x 14'7" (6.15 x 4.47)

#### Bedroom

10'10" x 7'10" (3.32 x 2.41)

#### Shower Room

### SECOND FLOOR

#### Master Bedroom

20'11" x 20'4" (6.40 x 6.20)

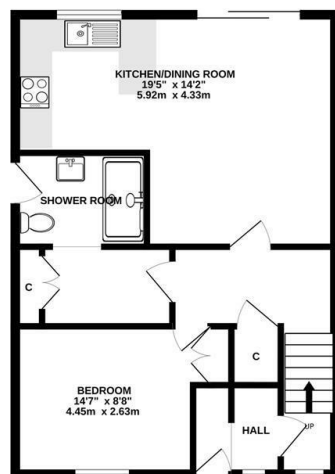
#### Ensuite

#### Attic Storage

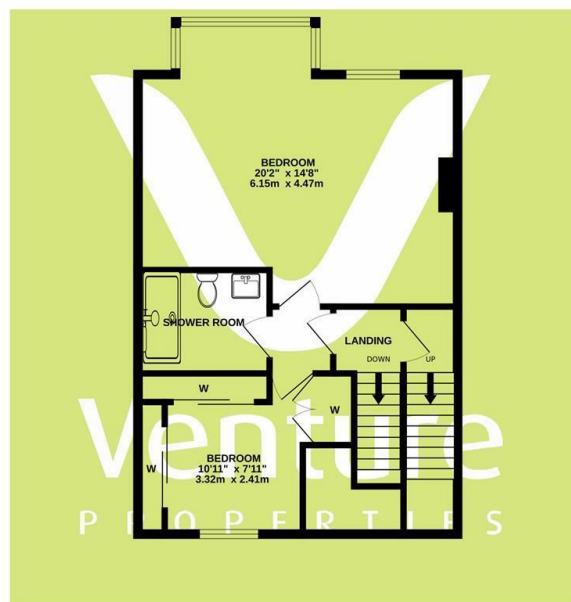
### EXTERNAL



GROUND FLOOR



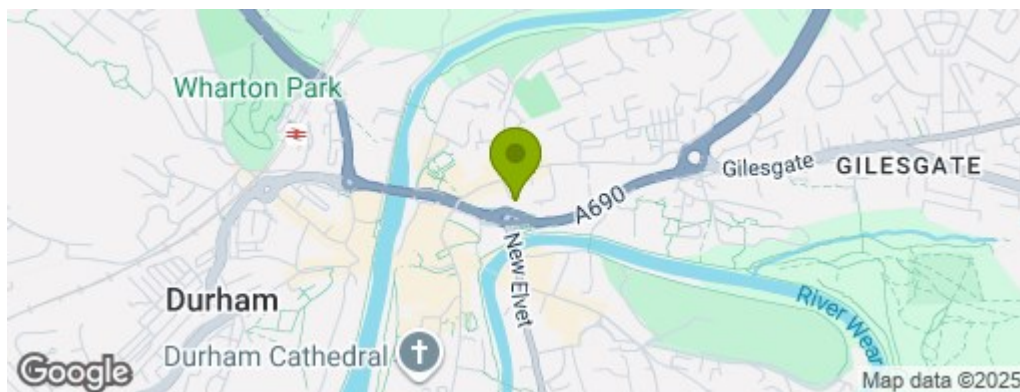
FIRST FLOOR



SECOND 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

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