



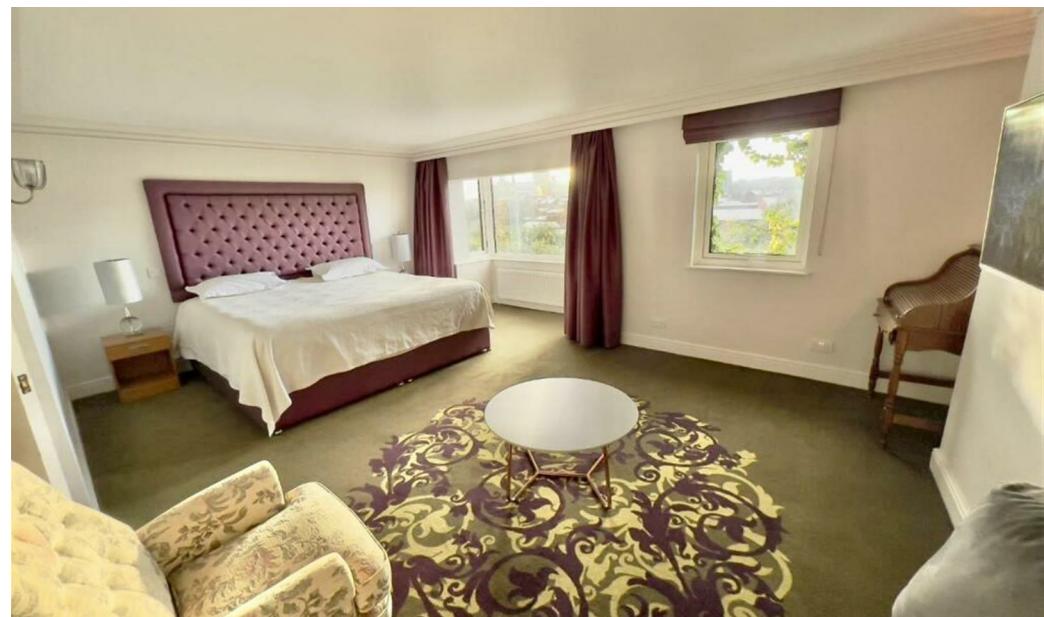
Claypath

Durham DH1 1XD

£3,000 Per Calendar Month



Venture
PROPERTIES



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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Claypath

Durham DH1 1XD



x 3



x 3



x 2

- 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

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

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:

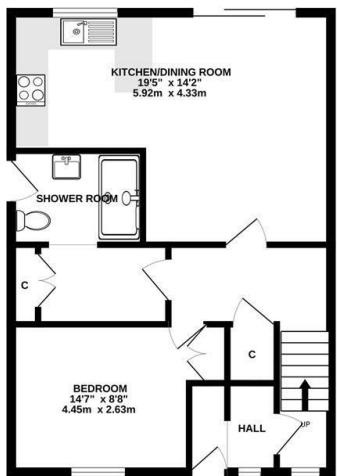
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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

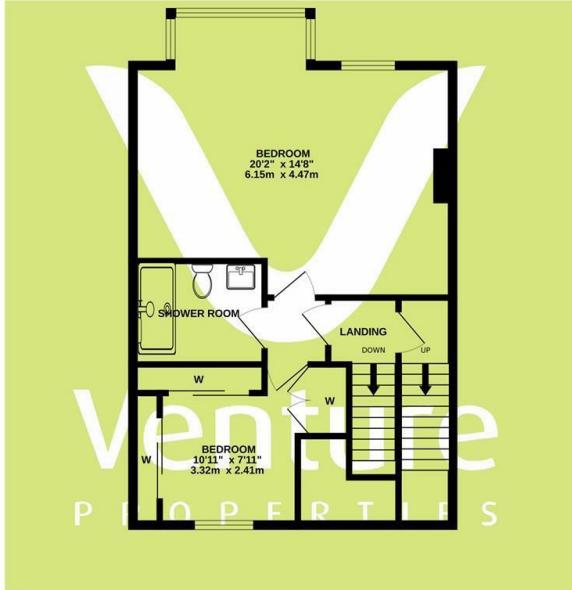
Bond / Deposit

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

GROUND FLOOR



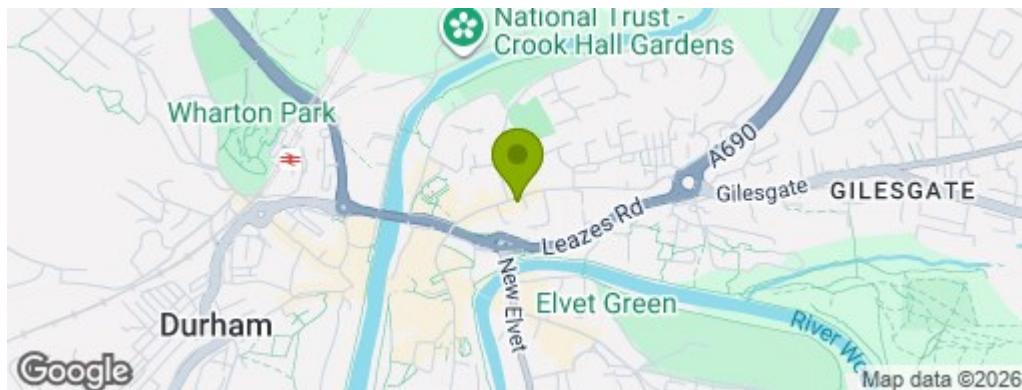
FIRST FLOOR



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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: F Annual price: £3685 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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