



The Moorlands

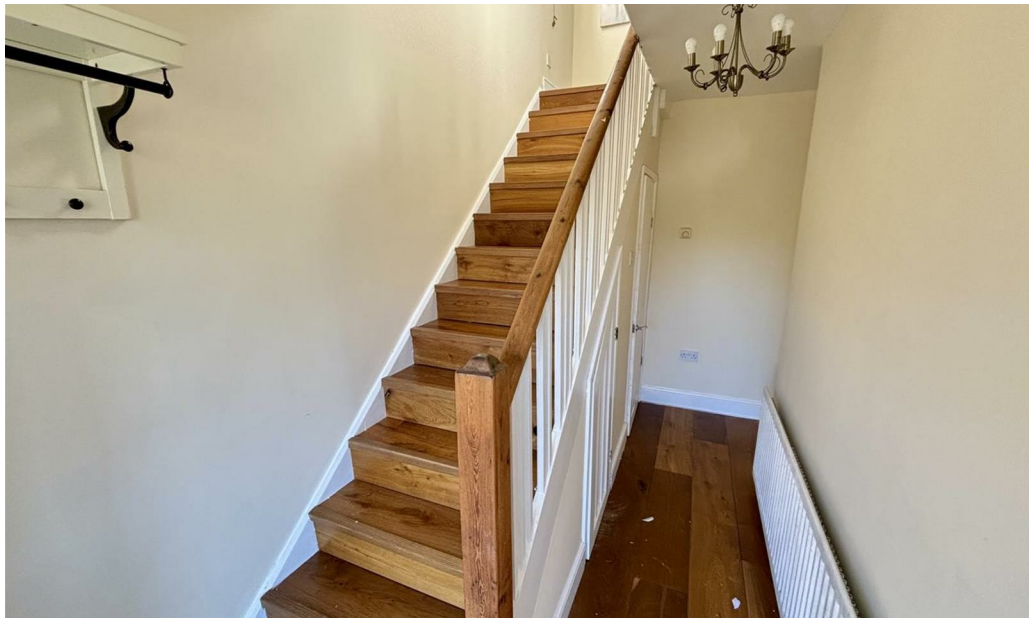
Gilesgate DH1 2LD

£1,300 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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The Moorlands

Gilesgate DH1 2LD



- Highly sought after location
- EPC RATING - C
- Stylish bathroom

- Easy access to Durham City
- Three well proportioned bedrooms
- Newly redecorated

- Walking distance to local amenities
- Impressive open plan kitchen and dining room
- Gardens to three sides

Available to rent on an unfurnished basis, this spacious three bedroom semi detached house is situated in a highly sought after location within walking distance to Durham City and close to all Gilesgate amenities.

The property has been freshly redecorated and has a floor plan comprising of an entrance hallway with WC, spacious living room with bay window and an impressive open plan kitchen and dining room. The perfect space for entertaining with french doors opening to the rear garden. To the first floor there are two double bedrooms and a further well proportioned single bedroom, sharing the stylish family bathroom. Externally there are gardens to three sides.

We anticipate a high level of interest and early viewing is recommended to avoid disappointment.

GROUND FLOOR

Hall

Welcoming entrance hallway with staircase leading to the first floor, an understairs cupboard, wood laminate flooring and radiator.

WC

Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the side.

Living Room

14'11" x 13'9" max (4.56 x 4.20 max)

Spacious reception room with a UPVC double glazed bay window to the front, wood laminate flooring and a radiator.

Open Plan Kitchen and Dining Room

21'4" x 13'5" max (6.51 x 4.11 max)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining. Having UPVC double glazed windows to the side and rear and french doors opening to the rear garden.

The kitchen is comprehensively fitted with a range of units and worktops incorporating a sink and drainer unit with mixer tap, a range cooker with extractor over, a fridge/freezer and washing machine. Further features include tiled flooring, recessed spotlighting, radiator and a unit housing the combi gas central heating boiler.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and laminate flooring.

Bedroom One

13'4" x 13'0" (4.08 x 3.97)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, laminate flooring and radiator.

Bedroom Two

12'2" x 10'5" (3.72 x 3.19)

Double bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bedroom Three

10'7" x 9'0" (3.24 x 2.75)

Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom/WC

8'9" x 7'10" (2.67 x 2.41)

Stylish family bathroom comprising of a freestanding bath with mixer shower, walk-in cubicle with mains fed shower, a hand wash basin set to a vanity unit, WC, heated towel rail, tiled splashbacks and UPVC double glazed opaque window to the rear.

EXTERNAL

There are gardens to three sides.

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.

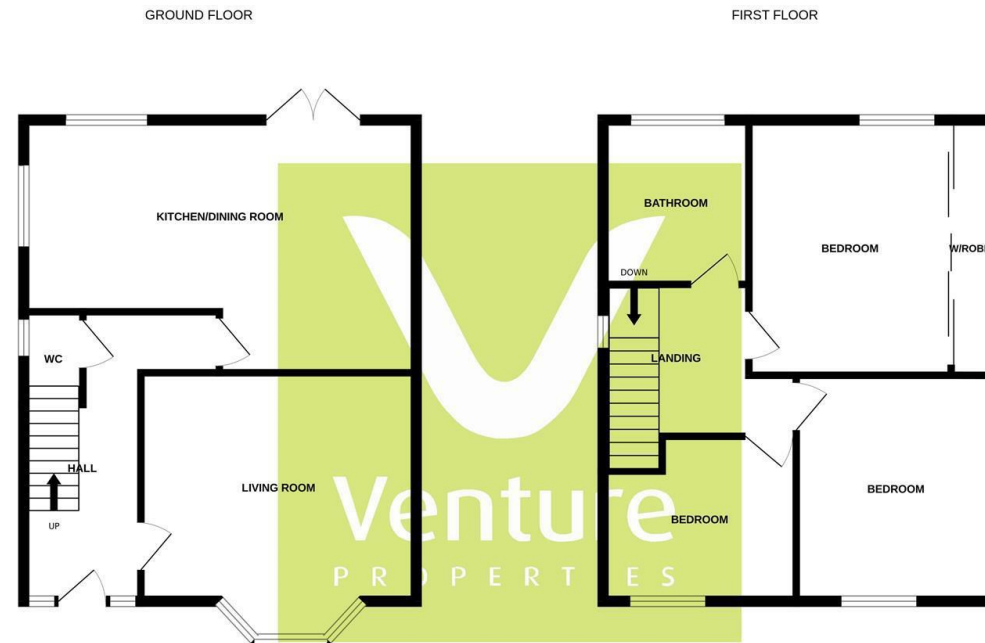
You will lose your Holding Deposit if any of the following occurs:

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.

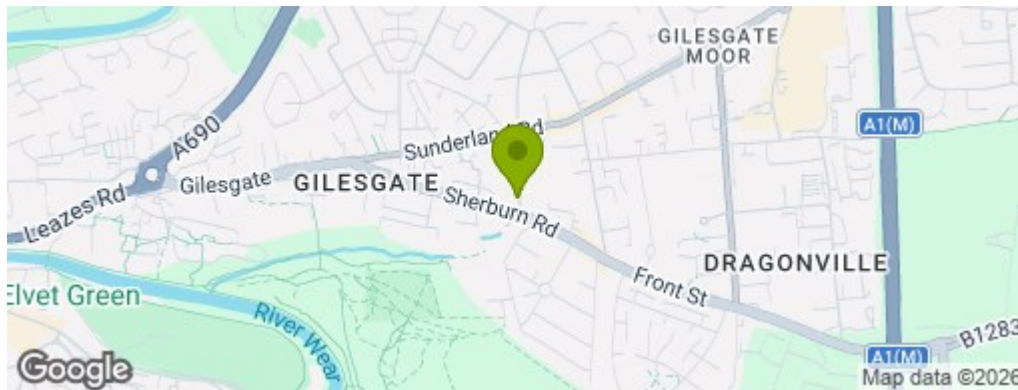
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond/Deposit

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



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: Check via OFCOM website.

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

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

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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