



## The Moorlands

Gilesgate DH1 2LB

£1,000 Per 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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# The Moorlands

Gilesgate DH1 2LB



- Available immediately
- EPC RATING - D
- Three well proportioned bedrooms

- Sought after location
- Close to local amenities
- Combi gas central heating

- Walking distance to the city centre
- Good public transport links
- Gardens to three sides

## GROUND FLOOR

### Hall

Having stairs leading to the first floor, a UPVC double glazed window to the side, laminate flooring and radiator.

### Living Room

17'10" x 8'10" min (5.46 x 2.70 min)

Spacious reception room with UPVC double glazed windows to the front and rear, laminate flooring and a radiator.

### Kitchen/Diner

14'2" x 11'3" (4.34 x 3.45)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with stainless steel extractor over, a fridge/freezer and plumbing for a washing machine. Further features include UPVC double glazed windows to the side and rear, laminate flooring, radiator, wall mounted combi gas central heating boiler and external door to the rear garden.

## FIRST FLOOR

## Landing

With a UPVC double glazed window to the front.

### Bedroom One

12'11" x 10'9" (3.94 x 3.30)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'10" x 7'11" (3.63 x 2.42)

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

### Bedroom Three

9'1" x 6'5" (2.78 x 1.96)

Further well proportioned bedroom with a UPVC double glazed window to the side, storage cupboard and radiator.

### Bathroom/WC

10'9" x 4'8" (3.30 x 1.43)

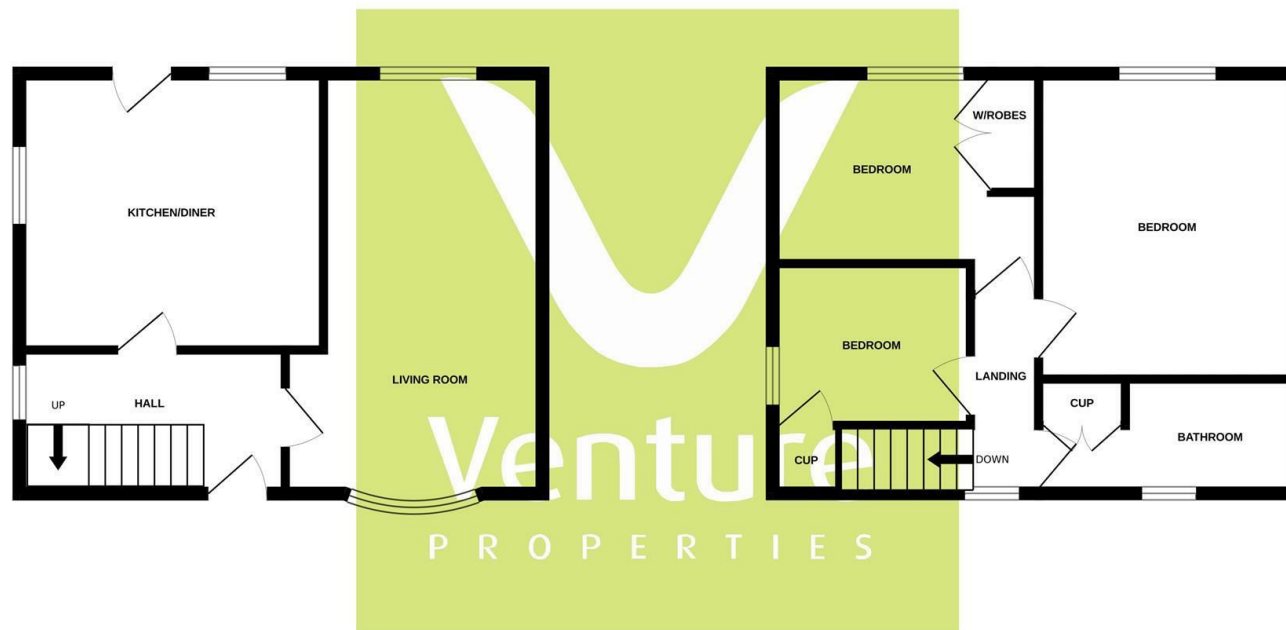
Comprising of a bath with mixer shower over, hand wash basin set to a vanity unit, WC, radiator, storage cupboard and UPVC double glazed opaque window to the front.

## EXTERNAL

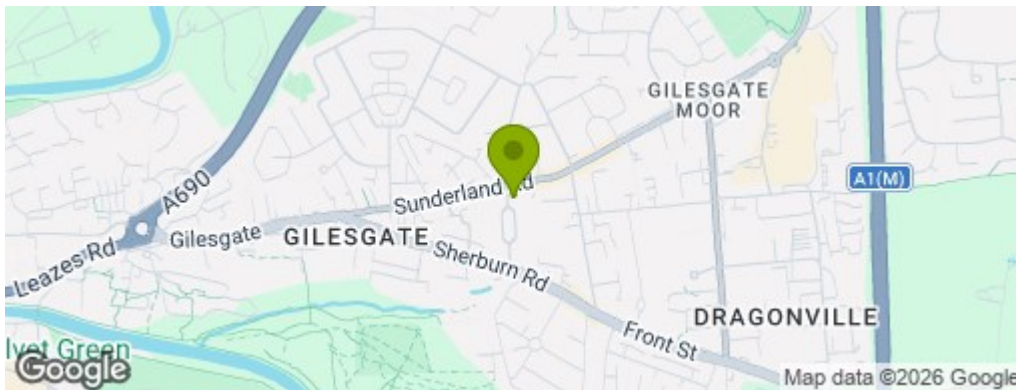
The property enjoys enclosed gardens to three sides along with a driveway for off street parking.

GROUND FLOOR

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

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