



To rent

### 3 bed end of terrace house to rent in DH7

Lime Park, Brandon, Durham, Durham, DH7 8QD

# £825 pcm

 x3  x1  x2

On Street parking

Unfurnished

### Property features

- ✓ Three bedroom end terrace
- ✓ Property has been refurbished throughout
- ✓ Lounge & Kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set in the charming town of Brandon in Durham, this striking three-bedroom, end-of-terrace house stands as an ideal residential rental opportunity. This property enjoys a plethora of amenities within a central location, making for a truly vibrant living experience.

Inside, you will be met with a freshly refurbished space designed to create a comfortable and chic atmosphere. The home capitalises on natural light, helping to amplify its inviting feel and enhance its clean, modern aesthetic.

This residence offers a superbly laid-out floor plan consisting of three generously sized bedrooms, offering ample space and flexibility for your personal touch. Each room has been tastefully decorated, ensuring a soothing retreat from the daily bustle.

The property benefits from a well-appointed lounge, perfect for unwinding or entertaining guests. The open-plan kitchen and diner area further elevates the communal spaces, where homely comfort meets modern convenience. Here, you can enjoy the simplicity of meal prep against the backdrop of stylish, contemporary decor.

Further benefits include a well-maintained bathroom fitted with sleek fixtures and two separate reception rooms, offering additional space and versatility to suit varying lifestyle needs.

Set in a tranquil location, yet close to local amenities, this property represents a thoughtful balance of peace and convenience. Its close proximity to the bustling town centre of Durham makes for an easy commute whilst allowing residents to take advantage of the range of shops, eateries and other leisure facilities nearby.

This recently refurbished end-of-terrace property in Brandon, Durham makes for an exceptional rental opportunity, seamlessly marrying modern living with timeless character. Offering an impressive blend of style, space and location, this home truly caters to all lifestyles.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £850.00

Length of Tenancy: 6/12 months

Rent: £825 pcm

Property Type: End of terrace house

USPs: Garden, Allows children, Allows pets

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, stairs to the first floor, Doors into lounge and kitchen/diner.

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## Lounge

Double glazed front and rear windows, double radiator and single radiator.



## Kitchen/Dining Room

Fitted base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extractor hood over, space for a washing machine, built in cupboard, down lighting, single radiator, double glazed front and rear windows and rear door leading to the rear garden.



## First floor landing

Double glazed rear aspect window, single radiator, access to roof space, built in cupboard, down lighting.

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## Bedroom One

Double glazed front aspect window, single radiator, built in cupboard.



## Bedroom Two

Double glazed front aspect window, single radiator.



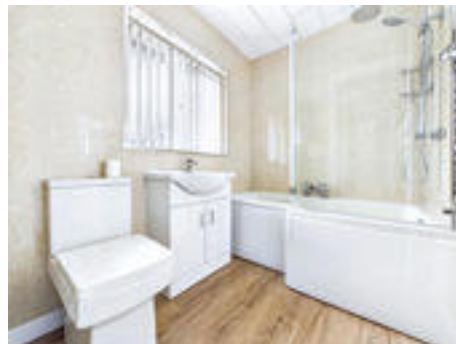
## Bedroom Three

Double glazed rear aspect window, single radiator, built in cupboard.



## Bathroom

White three piece suite comprises panelled bath with shower over, vanity wash hand basin, low level w.c. heated towel rail, down lighting, double glazed rear aspect window.



## Front garden

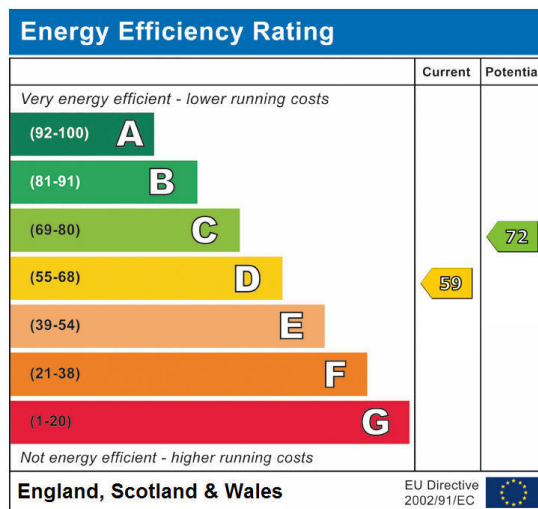
lawned and gravelled area, fenced boundaries with gate access.



## Rear garden

mainly block paved, decking patio area, garden shes, fenced boundaries with gate access.





Lime Park, Brandon, Durham, Durham, DH7 8QD

Contact your local branch today for more information on this property:

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Client Money Protection

