

3 bed semi-detached house to rent in DH1

Sharp Crescent, Durham, Durham, DH1 1PE

£1,050 pcm

x 3 x 1 x 1

On Street parking

Furnished

Property features

- Three Bedrooms
- Semi Detached House
- Private Garden
- Close to Durham City Centre
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson estate agents warmly welcome this well presented three bedroom property semi-detached home to the rental market. Located just a short distance from Durham City Centre. This property is available immediately and benefits from being fully furnished.

Featuring a modern fitted kitchen with cream wall and base units and wood effect worktops and a stainless steel sink situated beneath the window that pleasantly overlooks the rear garden. A warm and inviting lounge, leads through to a secondary space which is an ideal playroom or dining area. Naturally lit with French doors that open onto the decking within the garden, creates a pleasant atmosphere to this property.

Stairs lead to the first floor, where there are 2 good size double bedrooms and a 3rd single bedroom with platform bed space. The master bedroom, offers useful built in mirrored wardrobes.

A family bathroom with an ivory three piece suite included a bath tub, pedestal hand was basin and a toilet. Neutrally coloured wall tiles offer a low maintenance finish whilst there is a useful heated towel rail to benefit tenants.

Externally this property offers an appealing front garden where a couple of steps lead to the front door. To the rear, is a low maintenance garden, with decking, an area of turn and shrubbery, making for an ideal setting within the warmer months.

Located in Gilesgate, Durham, this property is conveniently located to an array of convenience stores, hairdressers, takeaways, vets and the nearby Dragonville Retail Park where you will find larger stores including a Tesco Extra. The nearby A1M provides road links to further North such as Newcastle, and South can take you as far as London, making for weekend UK breaks and easy link! Durham City Centre is approximately only 2 miles away.

This property is sure to go quickly. Register your interest with the Durham branch today on 01913832133, or email us at durham@pattinson.co.uk

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: B

Deposit: £1,384.62

Rent: £1,050 pcm

Property Type: Semi-detached house

USPs: Furnished

Parking: On Street

Heating: Gas

Porch
1.33m x 1.10m (4'4" x 3'7")

Entrance Hallway
2.72m x 2.12m (8'11" x 6'11")

Kitchen
4.43m x 2.81m (14'6" x 9'2")



Living Room
4.74m x 3.61m (15'6" x 11'10")



Dining Room/Living Space
1.90m x 3.62m (6'2" x 11'10")



Bedroom 1
3.50m x 2.87m (11'5" x 9'4")

Bedroom 2
3.11m x 3.09m (10'2" x 10'1")

Bedroom 3
2.76m x 2.58m (9'0" x 8'5")

Bathroom
2.05m x 1.65m (6'8" x 5'4")

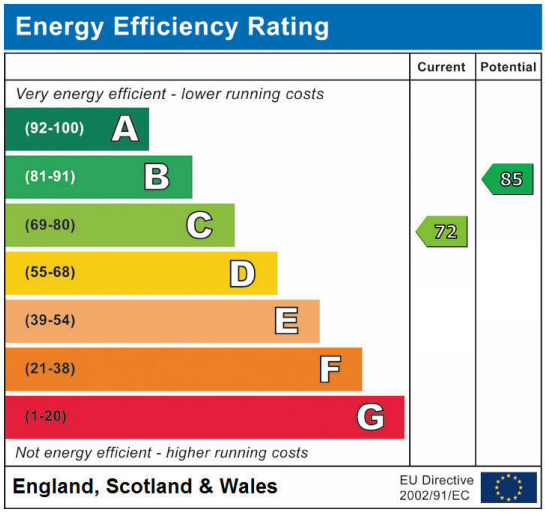




Ground Floor **First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Sharp Crescent, Durham, Durham, DH1 1PE

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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