



## Heaviside Place

Durham DH1 1JH

- POPULAR RENTAL LOCATION
- 2 BEDROOM SEMI DETACHED HOUSE
- KITCHEN WITH OVEN AND HOB
- REAR GARDEN
- UNFURNISHED
- 1 MILE FROM DURHAM CITY
- LOUNGE/DINING ROOM
- NEWLY FITTED BATHROOM WITH SHOWER
- NEWLY DECORATED AND NEW FLOOR COVERINGS
- NO PETS & NO DSS TENANTS

**TO LET £850 Per Month Per Month PCM**





**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

Refurbished semi detached house available immediately on an unfurnished basis.  
This property is available to both professionals and students and can be furnished if required.  
Heavyside Place is a very popular rental location within Gilesgate and within walking distance of Durham City Centre.  
Internally the property comprises, entrance hallway, lounge/dining room and fitted kitchen with integrated oven and hob. Stairs from the hallway lead to the first floor landing, 2 bedrooms and newly fitted bathroom suite with shower and separate WC.  
Externally there's on street parking and garden to the rear with fenced boundaries.  
Newly decorated with new floor coverings throughout.  
SORRY NO PETS AND NO DSS TENANTS.  
Sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment.

**AREA INFORMATION**

Conveniently located within 1 mile from Durham City Centre.  
Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham.  
Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.  
Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.  
Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for is high-achieving private and state schools, as well as the world renowned Durham University.

**EPC.**

EPC Rating -  
EPC Link -

**TENANT FEES.**

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

**CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

