



Hallgarth Street, Durham City, DH1 3AT  
2 Bed - House - Mid Terrace  
£350,000

**ROBINSONS**  
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# Hallgarth Street Durham City, DH1 3AT

Stunning City Centre Property \*\* High Quality Fixture & Fittings Throughout \*\* Ideal For A Variety of Buyers But Currently Rented £1400PCM \*\* Spacious Layout \*\* Close to City Life & Major Transport Links \*\* Patio Style Garden \*\* Must Be Viewed \*\*

The property features an entrance lobby, a comfortable lounge with feature fireplace, a superb open plan and well-fitted kitchen with dining area having doors out to the rear patio garden. The lower ground floor has a useful utility room and WC. The first floor offers two bedrooms and sumptuous bathroom/WC.

Hallgarth Street is conveniently located within a short walking distance from the vibrant City Centre of Durham, making it an ideal spot for those who enjoy easy access to a comprehensive array of shopping, dining, and recreational facilities. Residents can explore a diverse range of shops, cafes, and restaurants, along with cultural and entertainment venues that contribute to the lively atmosphere of the city. The area is also within close proximity to many of Durham University's key buildings and colleges, offering a convenient living option for students, faculty, and staff alike.

Beyond the immediate surroundings, Durham City is strategically positioned for commuters. The A1(M) Motorway is just a short drive away, providing excellent connectivity to major regional hubs and cities across the North East. Whether for work or leisure, the convenient road links make traveling to other destinations in the region both quick and straightforward. This combination of central location, university access, and transportation links makes Hallgarth Street a highly desirable place to live in Durham.







MONDAY  
TUESDAY  
WEDNESDAY  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY







### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Student / Article Four Area

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

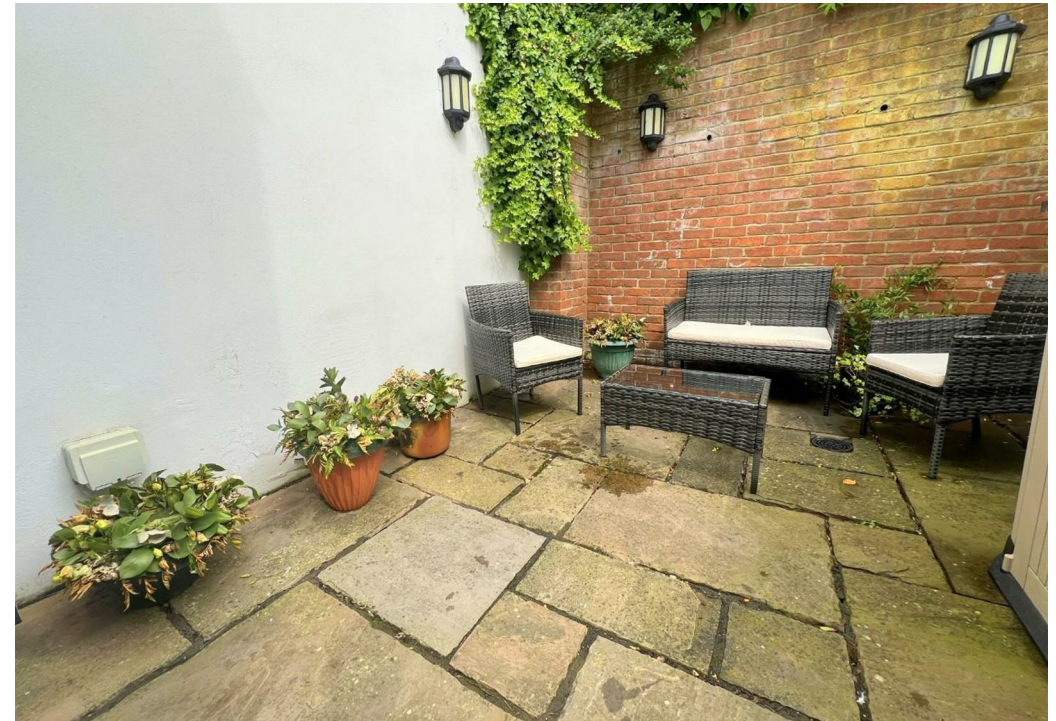
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

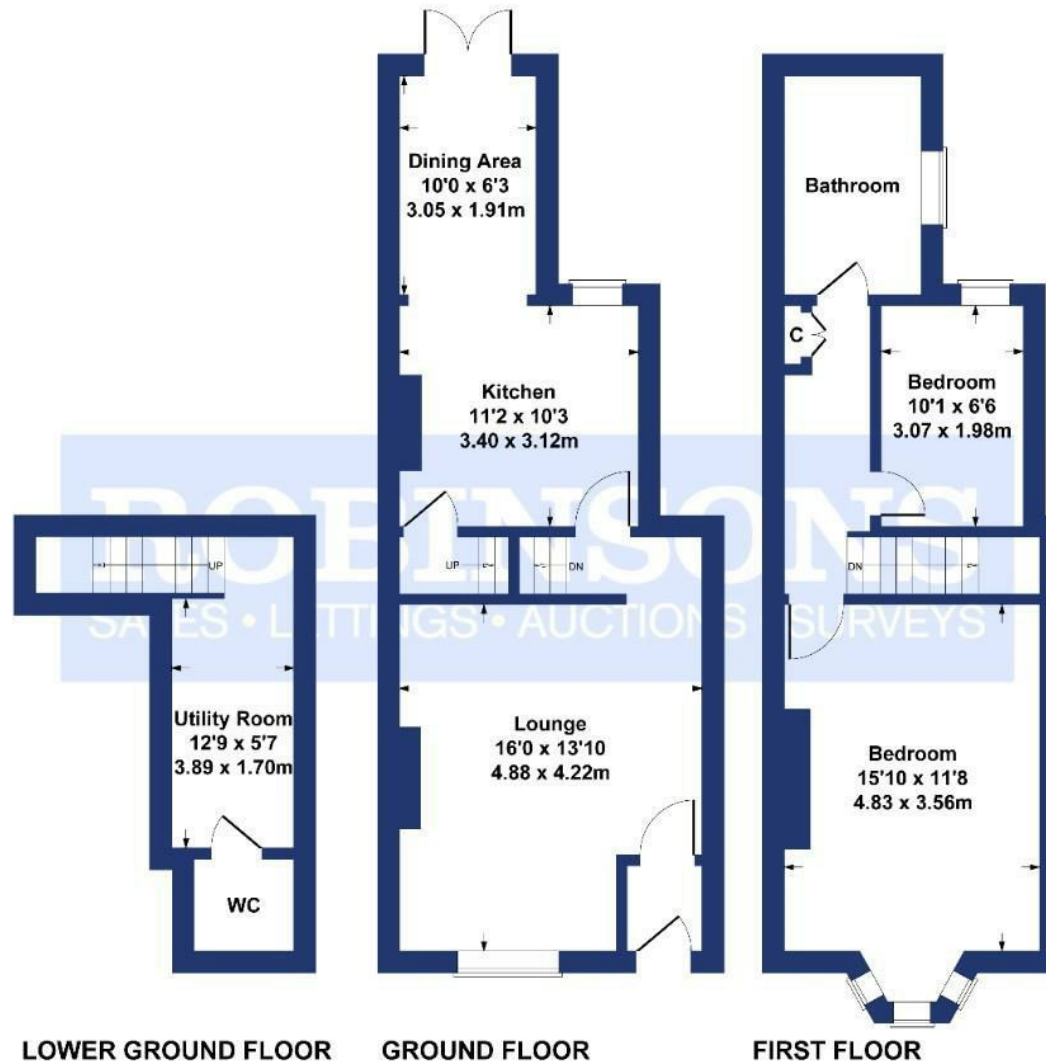
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Hallgarth Street

Approximate Gross Internal Area  
969 sq ft - 90 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

