



Burdon Place, Pity Me, DH1 5YZ  
3 Bed - House - Semi-Detached  
O.I.R.O £247,000

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# Burdon Place

## Pity Me, DH1 5YZ

Stunning Modern Home \*\* Outskirts of Durham City \*\* Two Bathrooms \*\* Good Road Links & Amenities \*\* Access to Finchale Priory, Good Walking & Cycle Routes \*\* Ample Parking \*\* Gardens \*\* Must Be Viewed

Briefly comprising: Entrance hallway, spacious living room, modern kitchen/diner, and a convenient downstairs WC. The property offers three bedrooms—two generous doubles and a smaller single—with the master benefiting from an en-suite shower room, alongside a separate family bathroom.

Outside, the enclosed rear garden which enjoys a sunny aspect, features both a lawned area and a patio, ideal for outdoor entertaining. To the front, which has a pleasant outlook provides off-road parking for multiple vehicles.

Pity Me is a pleasant village located just a few miles north of Durham city centre. The area is known for its suburban feel, offering a peaceful environment while still being conveniently close to the vibrant city life of Durham.

Residents of Pity Me enjoy access to excellent local amenities, including schools, shops, and healthcare facilities. The Arnison Centre, a large retail park, is nearby, offering a wide range of shopping options, from supermarkets to high-street stores and dining establishments. The village is also well-connected, with easy access to the A167 and public transport links, making it an ideal location for commuters.

For those who appreciate outdoor activities, Pity Me is close to several parks and green spaces, such as the scenic Riverside Park along the River Wear. Additionally, the proximity to Durham's historical sites, like the Durham Cathedral and Castle, adds cultural richness to the area.



















## GROUND FLOOR

### Hallway

### Cloak/WC

### Lounge

16'5 x 11'10 (5.00m x 3.61m)

### Kitchen Diner

15'5 x 10'2 (4.70m x 3.10m)

## FIRST FLOOR

### Bedroom

11'6 x 8'2 (3.51m x 2.49m)

### En-Suite

8'2 x 3'11 (2.49m x 1.19m)

### Bedroom

10'10 x 8'2 (3.30m x 2.49m)

### Bedroom

11'6 x 8'2 (3.51m x 2.49m)

### Bathroom/WC

7'3 x 6'7 (2.21m x 2.01m)

### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Tenure: Freehold

Estate Management Charge - We are advised approx. £124pa.

Property Construction – Assumed Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (metered)

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 - Not that we are aware of.

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.

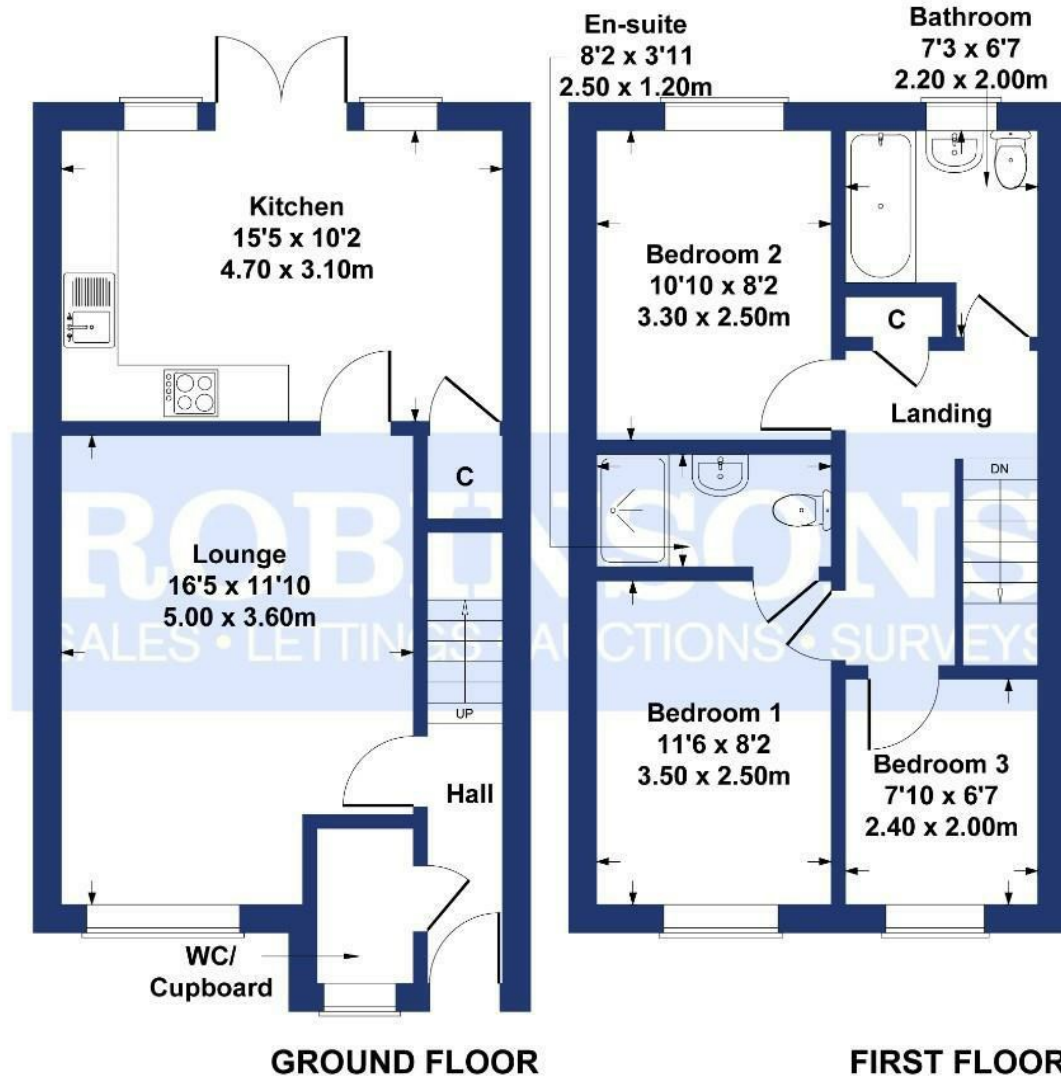
Accessibility/Adaptations – None

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.

Approximate Gross Internal Area  
850 sq ft - 79 sq m



**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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

