



Yewbank Avenue, Gilesgate, DH1 1DH
5 Bed - House - Semi-Detached
O.I.R.O £260,000

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Pleasant Cul-De-Sac Position ** Spacious Floor Plan ** Extended ** Large Rear Garden ** Ample Parking & Single Garage ** Close to Good Amenities, Schools & Road Links ** Ideal Family Home ** GCH & Double Glazing **

The floor plan includes: an entrance porch, hallway with stairs leading to the first floor, a comfortable lounge and dining area, a modern fitted kitchen, a practical utility room with access to both the garage and rear garden, and a convenient WC with shower facilities.

Upstairs, the first floor offers five bedrooms, a family bathroom, and a separate WC.

Externally, the property enjoys a pleasant cul-de-sac position within a highly regarded development on the outskirts of the city centre. The front garden provides ample parking, complemented by a spacious side garden that offers excellent potential for extension (subject to the usual consents). To the rear, a generous garden features a lawn, patio area, and a charming pergola.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.



GROUND FLOOR

Entrance Porch

Hallway

Lounge

13'10 x 11'06 (4.22m x 3.51m)

Dining Room

10'06 x 8'08 (3.20m x 2.64m)

Kitchen

10'06 x 8'11 (3.20m x 2.72m)

Utility Room

WC with Shower

Garage

16'11 x 8'06 (5.16m x 2.59m)

FIRST FLOOR

Bedroom

14'01 x 8'06 (4.29m x 2.59m)

Bedroom

11'11 x 9'11 (3.63m x 3.02m)

Bedroom

10'08 x 8'10 (3.25m x 2.69m)

Bedroom / Study

8'05 x 8'0 (2.57m x 2.44m)

Bathroom

6'01 x 5'05 (1.85m x 1.65m)

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,268 p.a

Energy Rating: Pending

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

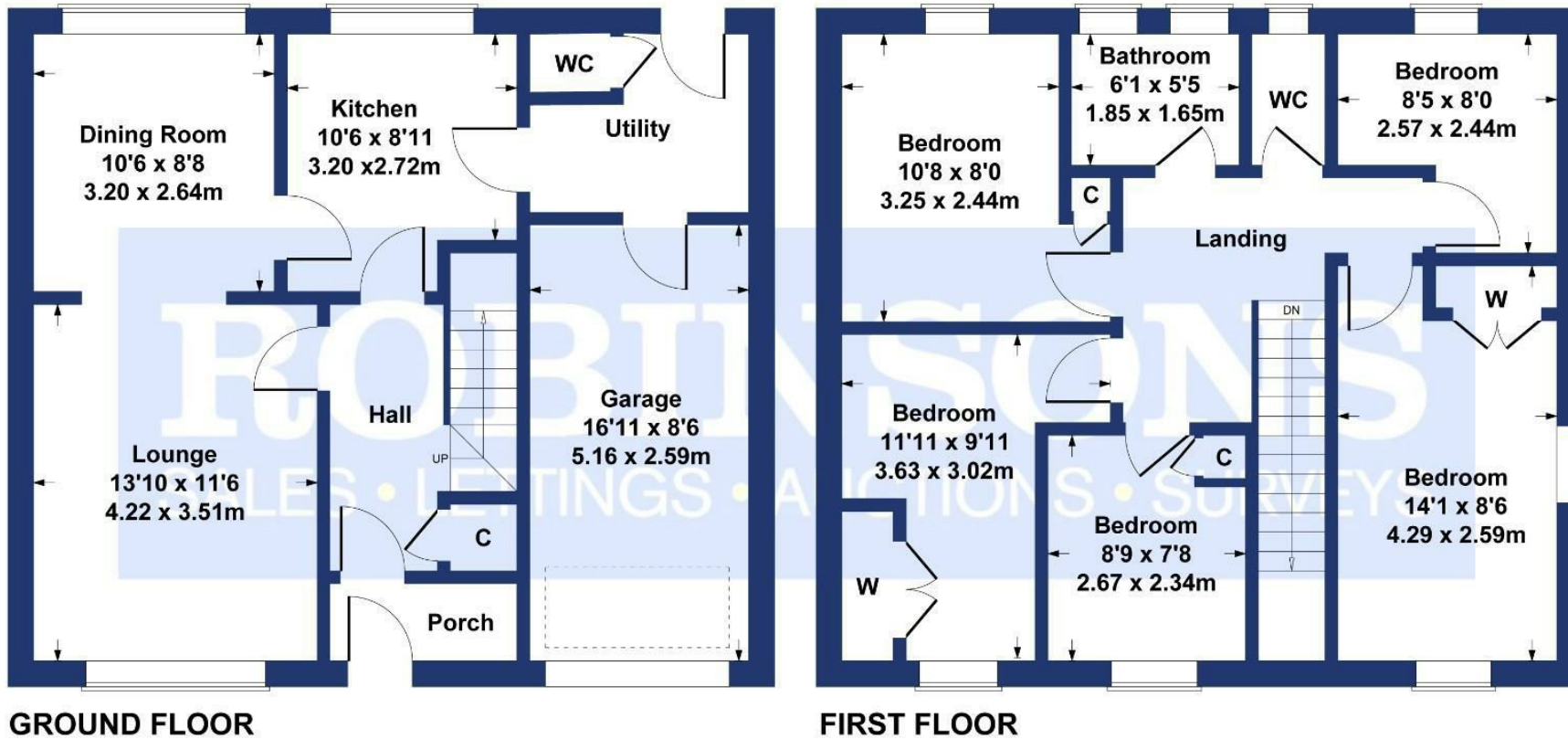




Yewbank Avenue

Approximate Gross Internal Area
1351 sq ft - 126 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.