



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.

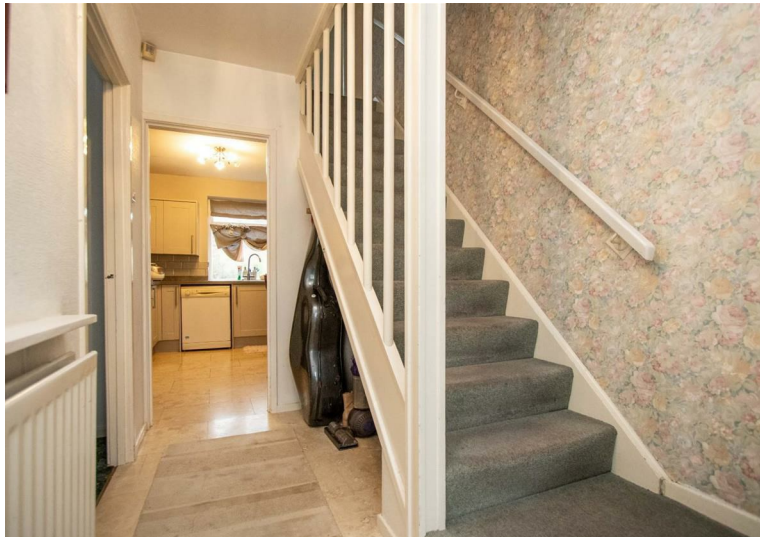
Upstairs, the first floor offers five bedrooms, a family bathroom, and a separate WC.

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.

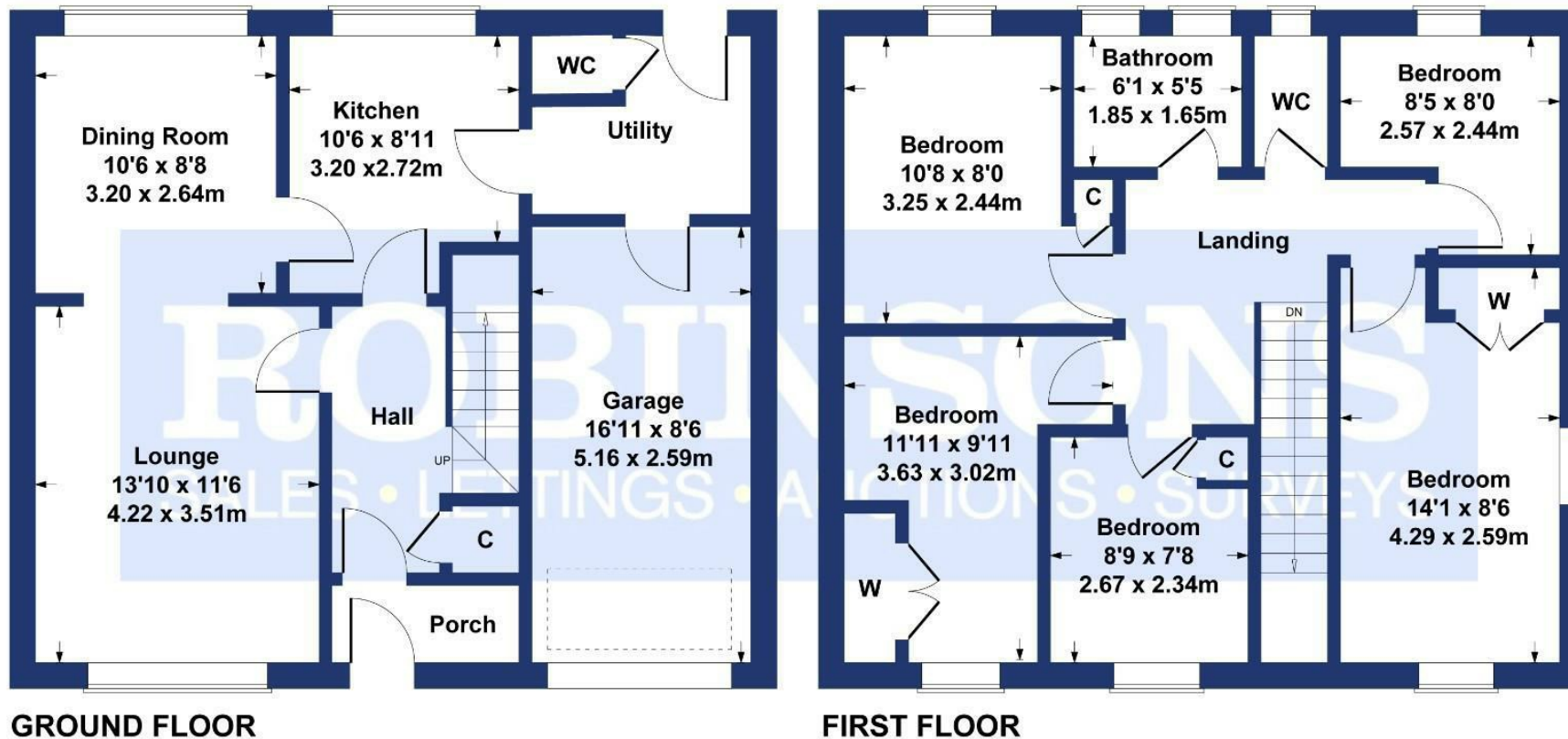




Yewbank Avenue

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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