



**Mayorswell Street, Claypath, DH1 1LQ**  
**3 Bed - House - Terraced**  
**£240,000**

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STUDENT INVESTMENT OPPORTUNITY WITH FURTHER GROWTH \*\* JULY 2022/JUNE 2023 - £15,340pa excluding bills (this will increase for 2023/2024 to around £19,000pa) \*\* WELL PRESENTED & MAINTAINED \*\* CITY CENTRE LOCATION \*\* GOOD AMENITIES & TRANSPORT LINKS \*\* DOUBLE GLAZING & GCH \*\* WALKING DISTANCE TO CITY CENTRE \*\*

The floor plan comprises of entrance hallway, living dining room, kitchen, lobby and shower broom/wc. The first floor has three bedrooms. Outside is an enclosed rear yard.

Mayorswell Street is within walking distance to the city centre which has a wide range of shops, recreational facilities, bars, restaurant, theatre and cinema. There are also good motoring links nearby including the A1(M) highway providing access to major towns and cities in the North and South.

EPC rating D  
Council Tax Band B

#### **GROUND FLOOR**

##### **Hallway**

**Living Dining Room**  
14'06 x 10'11 (4.42m x 3.33m)

**Kitchen**  
13'03 x 7'08 (4.04m x 2.34m)

##### **Lobby**

**Shower Room/WC**  
8'08 x 5'07 (2.64m x 1.70m)

#### **FIRST FLOOR**

**Bedroom**  
12'08 x 8'0 (3.86m x 2.44m)

**Bedroom**  
10'11 x 9'01 (3.33m x 2.77m)

**Bedroom**  
10'10 x 7'09 (3.30m x 2.36m)



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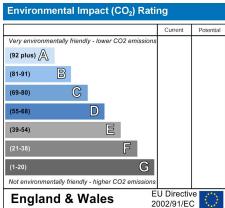
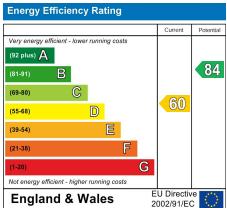
**Mayorswell Street**  
Approximate Gross Internal Area  
723 sq ft - 67 sq m



**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. 2022



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