



Hallgarth Street, Elvet, DH1 3AT
3 Bed - House - Terraced
£265,000

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Hallgarth Street Elvet, DH1 3AT

**** Best & Final Offers By Close of Play Friday 27th June 2025 ****

Rarely Available ** City Centre Location ** Large Rear Garden ** No Chain ** Upgrading Required ** Upvc Double Glazing & GCH ** Pleasantly Situated **

The floor plan comprises; entrance hall, comfortable lounge, dining room, kitchen, covered alley way with WC, store and door to the front and rear gardens. The first floor has three bedrooms and bathroom/WC. Outside, the property is set back a little from the main road with gated garden, whilst the rear has a good sized enclosed garden.

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.











GROUND FLOOR

Hallway

Lounge

17'01 x 10'08 (5.21m x 3.25m)

Dining Room

9'04 x 8'07 (2.84m x 2.62m)

Kitchen

15'06 x 7'03 (4.72m x 2.21m)

Covered Alley

WC

Store

FIRST FLOOR

Bedroom

12'04 x 11'02 (3.76m x 3.40m)

Bedroom

13'10 x 10'03 (4.22m x 3.12m)

Bedroom

10'07 x 6'09 (3.23m x 2.06m)

Bathroom/WC

7'11 x 5'06 (2.41m x 1.68m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3685p.a

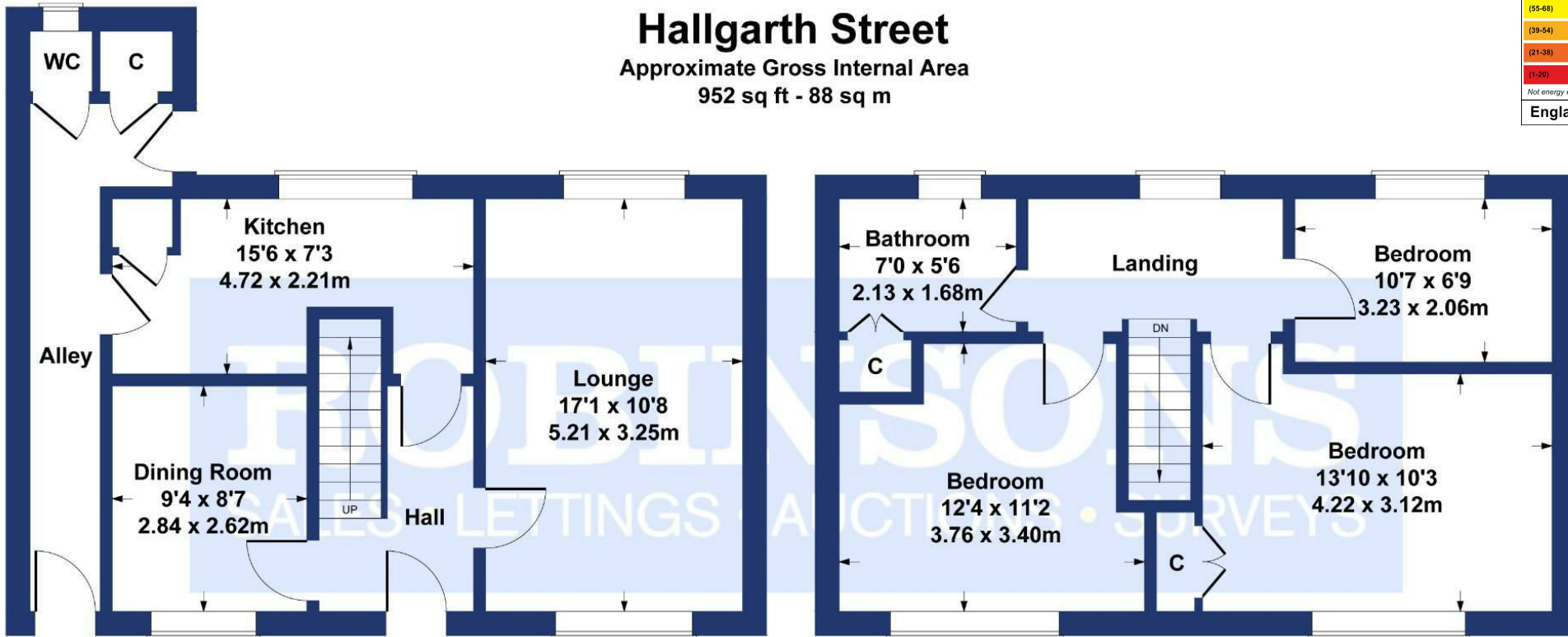
Energy Rating: C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	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	

Hallgarth Street

Approximate Gross Internal Area
952 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

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

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.



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