



**Mayorswell Street, Claypath, DH1 1LQ**  
**3 Bed - Student Property**  
**£172 Per Week**

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**\*\* STUDENT PROPERTY -- BILLS EXCLUDED \*\***

The floor plan comprises of entrance hallway, living/possible bedroom, lounge dining room, kitchen. The first floor has three bedrooms and shower broom/wc. Outside there is a small front garden and rear enclosed yard with gated access.

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

BOND £400 | £172 PER WEEK PER STUDENT | 12 MONTHS TENANCY

## **GROUND FLOOR**

### **Hallway**

### **Lounge or Poss. Bedroom (subject to permissions)**

11'09 x 10'0 (3.58m x 3.05m)

### **Living Dining Room**

17'01 x 12'02 (5.21m x 3.71m)

### **Kitchen**

14'06 x 4'11 (4.42m x 1.50m)

## **FIRST FLOOR**

### **Bedroom**

13'09 x 12'08 (4.19m x 3.86m)

### **Bedroom**

10'03 x 8'01 (3.12m x 2.46m)

### **Shower Room/WC**

6'05 x 5'07 (1.96m x 1.70m)



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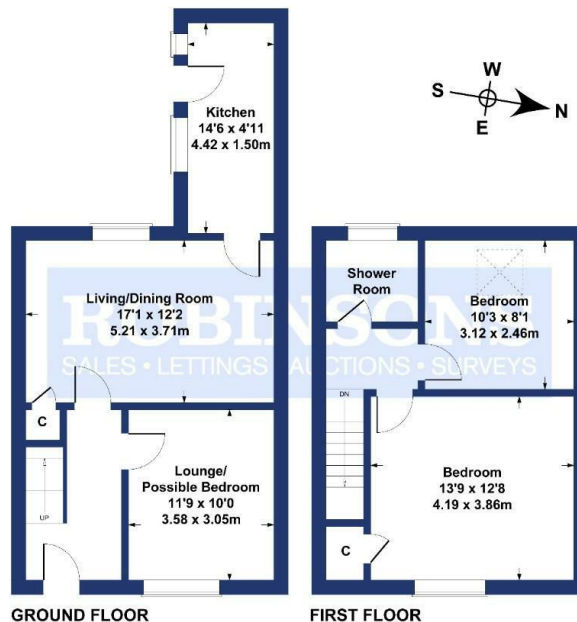
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayorswell Street

Approximate Gross Internal Area  
889 sq ft - 83 sq m



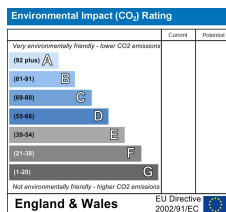
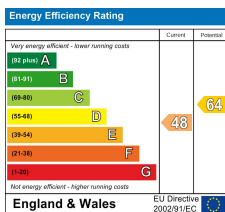
GROUND FLOOR

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. 2023



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