



Arthur Street, Ushaw Moor, DH7 7PF  
3 Bed - House - Mid Terrace  
£650 Per Calendar Month

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# Arthur Street

## Ushaw Moor, DH7 7PF

Unfurnished \*\* Ideal Starter or Family Home \*\* Well Presented & Spacious Floor Plan \*\* Downstairs Bathroom & Upstairs WC \*\* Enclosed Courtyard Style Garden \*\* Double Glazing & GCH \*\* Outskirts of Durham \*\* Good Road Links & Amenities \*\* Access to Local Countryside, Cycle and Walking Routes \*\*

The floor plan comprises; entrance, comfortable lounge, dining room with French doors to the rear courtyard garden. The kitchen is fitted with a modern range of units and leads through to the downstairs bathroom/WC, fitted with a white suite and over bath shower. The first floor has three bedrooms, with the master bedroom having an en-suite WC. Outside the property enjoys front street parking, whilst the rear has an enclosed courtyard style garden.

Arthur Street stands within a popular location, nestled on the periphery of historic Durham City. This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while Ushaw Moor village offers additional local amenities to cater to residents' needs.

Arthur Street is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life, Arthur Street offers the perfect balance of suburban serenity and connectivity to fulfil diverse lifestyles.

Council Tax Band - A Annual Cost - £1547.02

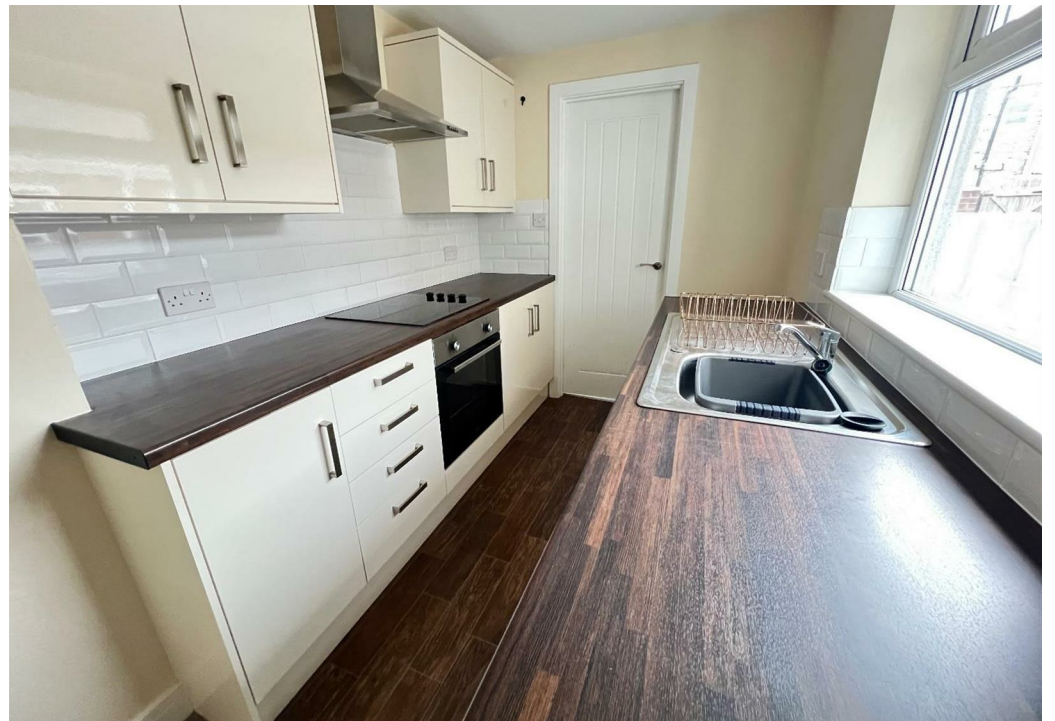
EPC Rating - D

BOND £750 | MINIMUM 12 MONTHS TENANCY

Specifications - No Smokers and No Pets

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £23,400











## GROUND FLOOR

### Entrance

### Lounge

15'8" x 12'9" (4.80m x 3.89)

### Dining Room

14'7" x 11'6" (4.45m x 3.51)

### Kitchen

8'7" x 6'5" (2.62m x 1.96)

### Bathroom/WC

## FIRST FLOOR

### Bedroom

11'8" x 11'6" (3.58m x 3.51)

### En-Suite WC

### Bedroom

12'11" x 9'6" (3.94m x 2.90)

### Bedroom

9'3" x 6'0" (2.84m x 1.85)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast

Mobile Signal/Coverage: Good

Tenure: Freehold

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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**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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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