



Archery Rise, Nevilles Cross, DH1 4LA
4 Bed - House - Detached
£1,700 Per Calendar Month

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Stunning Detached Family Home ** Unfurnished ** Prime Location ** Good Local Schooling & Transport Links ** Easy Access to Durham City Centre ** Versatile Split Level Floor Plan ** Upvc Double Glazing & GCH ** Parking & Garage **

The floor plan comprises: inviting entrance hallway, open plan living dining kitchen, Shower room. The ground floor has four bedrooms, bathroom/WC. Outside there are gardens, parking and double garage.

This central location has long been one of the most desirable in the city. The nearby Clay Lane pathway offers a beautiful wooded walk directly into the city centre, passing the adjacent tennis club, and leading to the Riverside and the World Heritage sites of the Castle and Cathedral. Archery Rise is ideally situated within the catchment areas for both primary and secondary schools, offering the perfect blend of suburban and city living. Convenient road links are easily accessible via the nearby A167, which connects to Chester le Street and Darlington, and the A1(M) motorway (3½ miles away) for travel to more distant destinations.

Council Tax Band - E Annual Cost - £2971.45

EPC Rating - D

BOND £1700 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers

Required Earnings: Tenant Income £75,600.00 - Guarantor Income £75,600.00

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2971.45 p.a

Energy Rating: D

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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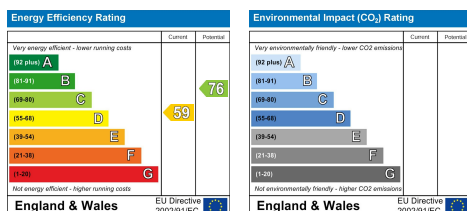
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