





Bradford Crescent, Gilesgate, DH1 1HW
3 Bed - House - End Terrace
£795 Per Calendar Month

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Large Rear Garden ** Walking Distance to City Centre ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The property features a well-designed floor plan, beginning with a welcoming entrance hallway and convenient WC. The ground floor offers a spacious living room and an open-plan kitchen/dining area, ideal for modern family living. Upstairs, there are two double bedrooms—one benefiting from an en-suite shower room—along with a generously sized single bedroom, all served by a recently refitted family bathroom with WC. Outside, the home enjoys a low-maintenance front garden and a private enclosed rear garden laid mainly to lawn.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £795 | MINIMUM 6 MONTHS TENANCY

Tenant specifications: No Smokers, No Pets

Tenant Requirements: Tenant Income £28,620.00 Guarantor Income (If Required) - £30,620.00

Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains/septic
Heating: Gas Central Heating
Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps
Mobile Signal/Coverage: Good/Average/Poor
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.

REDRESS
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











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Bradford Crescent

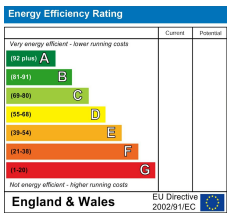
Approximate Gross Internal Area
893 sq ft - 83 sq m

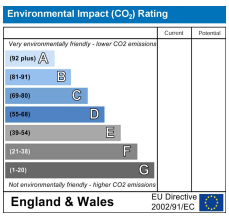


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025





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RICS

ARLA Association of Residential Letting Agents

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