



Habgood Drive, Gilesgate, DH1 2TW
3 Bed - House - Semi-Detached
£800 Per Calendar Month

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PART FURNISHED / UNFURNISHED ** POPULAR LOCATION
WITHIN WALKING DISTANCE TO DURHAM CITY & LOCAL
AMENITIES ** THREE BEDROOM SEMI DETACHED **
GARDENS & DRIVEWAY ** DOUBLE GLAZING & GAS
CENTRAL HEATING **

The property briefly comprises of: entrance hall with WC,
comfortable lounge, kitchen and conservatory. The first floor are
three bedrooms and a bathroom/WC. The property has gardens
front and rear and a driveway to the side.

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 - B Annual Cost - £1662.89

EPC Rating - C

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Required Earnings: Tenant Income £30,600.00 Guarantor
Income (If Required) £34,600.00



OUR SERVICES

Mortgage Advice

Conveyancing

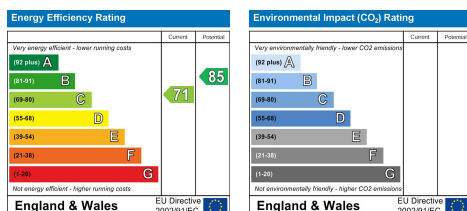
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

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