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Mitford Close, High Shincliffe, DH1 2QE  
4 Bed - House - Semi-Detached  
£1,400 Per Calendar Month

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# Mitford Close

## High Shincliffe, DH1 2QE

Popular Location \*\* Part Furnished or Unfurnished \*\* Close to Durham & Riverside Walks \*\* Good Road Links \*\* Spacious Layout \*\*

Occupying a larger-than-average plot within a highly desirable cul-de-sac in High Shincliffe, this substantially extended and much-improved four-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living.

High Shincliffe remains one of Durham's most sought-after villages, located approximately two miles from Durham City Centre, where an excellent range of shopping, leisure and recreational facilities can be found. The village itself benefits from a highly regarded primary school, popular public house and excellent transport links via the A177 and A1(M), providing convenient access throughout the region.

The property benefits from gas-fired central heating, double glazing, ample off-road parking and generous gardens.

The well-planned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, well-appointed fitted kitchen, dining room, utility room and a converted garage providing a versatile additional reception room suitable for a family room, home office or playroom.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom

Externally, the property occupies an impressive plot with spacious gardens, a driveway providing ample off-road parking and access to the garage.

An excellent opportunity to acquire a spacious family home in one of Durham's most desirable residential locations.

Council Tax Band - C Annual Cost - £2222.19

EPC Rating - D

BOND £1,400

Required Earnings: Tenant Income - £50,400.00 Guarantor Income (If Required) - £50,400.00





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## REDRESS

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

## Agent Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

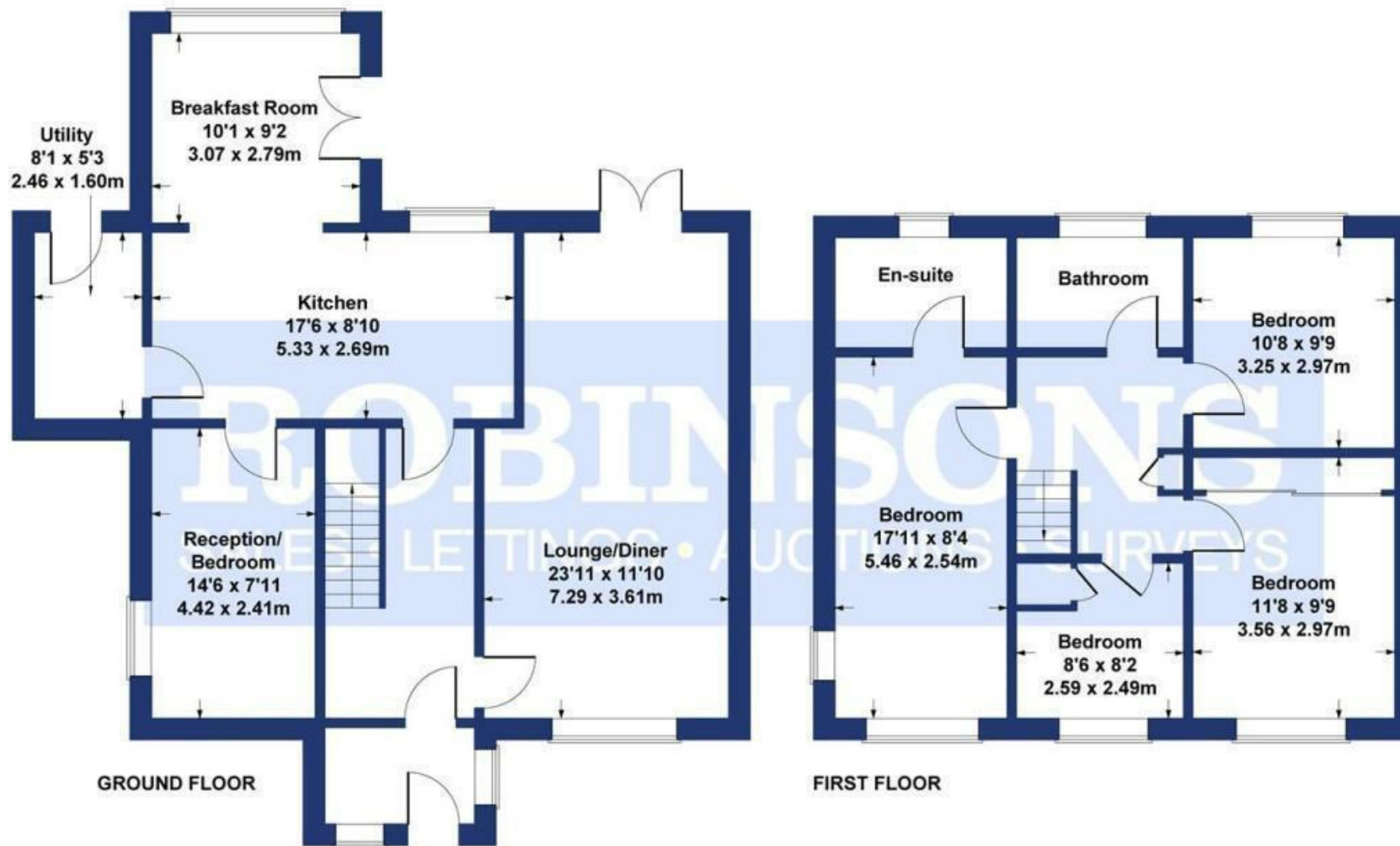
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>


Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



**Mitford close**  
 Approximate Gross Internal Area  
 1462 sq ft - 136 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 	

**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. 2018

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.

