





Montgomery Road, Gilesgate, DH1 1ET
4 Bed - Student Property
£75 Per Week

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** STUDENT PROPERTY AVAILABLE NOW UNTIL THE END OF JUNE 2026 **

The property briefly comprises an entrance hallway, lounge, kitchen/breakfast room, a conservatory, bedroom downstairs, and a convenient downstairs WC. Upstairs, there are three bedrooms - two of which are generous doubles - and a bathroom. Externally, the home benefits from a paved area at the front, while the rear features a compact, low-maintenance garden. Additionally, there is an attached garage providing useful storage or parking.

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.

EPC Rating - D

BOND £300 PER STUDENT | £75 PER WEEK PER STUDENT EXCLUDING BILLS OR £110 PER WEEK PER STUDENT INCLUDING BILLS

Entrance Porch

Hallway

Lounge
14'11 x 10'8 (4.55m x 3.25m)

Conservatory
12'9 x 3'10 (3.89m x 1.17m)

Kitchen
15'8 x 10'11 (4.78m x 3.33m)

Bedroom
9'1 x 8'3 (2.77m x 2.51m)

WC

FIRST FLOOR

Bedroom
12'8 x 9'2 (3.86m x 2.79m)

Bedroom
10'9 x 9'11 (3.28m x 3.02m)

Bedroom
9'3 x 7'11 (2.82m x 2.41m)

Bathroom
6'10 x 6'2 (2.08m x 1.88m)

Garage
16'2 x 8'11 (4.93m x 2.72m)

Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Energy Rating: D

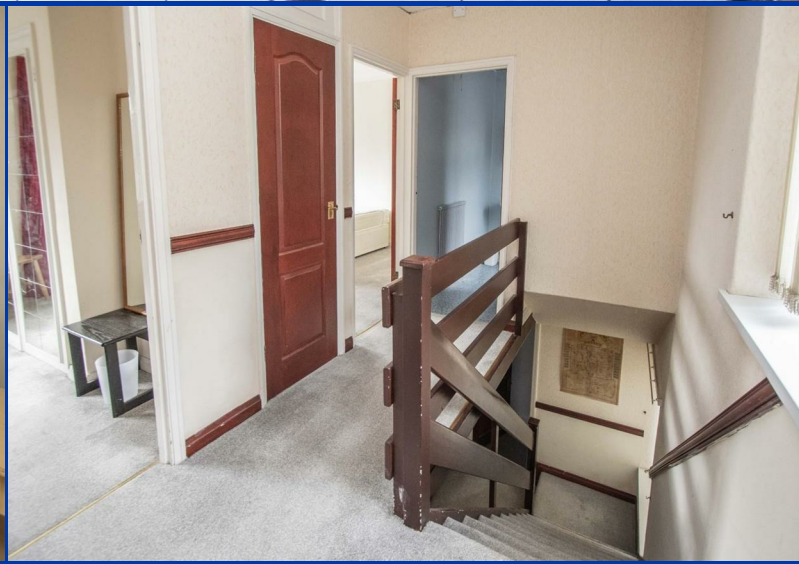
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.











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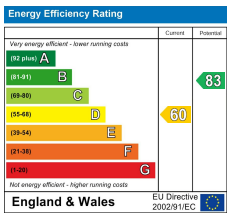
Surveys and EPCs

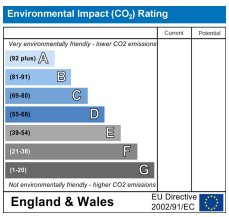
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Strategic Marketing Plan

Dedicated Property Manager





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RICS

ARLA Association of Residential Letting Agents

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