



Larches Road, Crossgate Moor, DH1 4NL
6 Bed - Student Property
£155 Per Week

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**** STUDENT PROPERTY - BILLS EXCLUDED ****

Outstanding six bedroom detached property situation in the popular North of Durham City benefiting from gas central heating and UPVC double glazing. Briefly comprising to the lower floor is a opening plan kitchen with integrated appliance, dining area with double doors leading to the rear garden, Bedroom One and utility room. The first floor briefly comprises: four bedrooms (2 with en-suite showers) and family bathroom. The sixth bedroom with en-suite shower is located on the second floor. Externally there is a off road parking to the front of the property. There is a large garden to the rear of the property.

EPC Rating - C

BOND £671 Per Person | £155 PER WEEK PER ROOM | 12 MONTHS TENANCY

REDRESS

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

OUR SERVICES

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Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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