



Providence Place

Gilesgate DH1 2HS

£1,000 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Providence Place

Gilesgate DH1 2HS



x 2



x 1



x 1

- Convenient location
- EPC RATING - E
- Furnished

- Close to Tesco and Dragonville Retail Park
- Recently refurbished
- Modern finish

- Easy public transport links
- Two bedrooms
- Large garden

Available immediately on a furnished basis, this end of terraced house with two bedrooms is conveniently located near to Tesco and Dragonville Retail Park. There are also easy public transport links to the city.

Having been recently refurbished with neutral decor and modern fixtures and fittings, the floor plan comprises of an entrance hall, spacious living room, refitted kitchen/diner and refitted ground floor bathroom. To the first floor there are two bedrooms. Externally there is a large garden to the side.

The property would suit a variety of tenants including students and sharers, as well as professionals.

Viewing is recommended.

GROUND FLOOR

Entrance Hall

Entered via composite door. With laminate flooring and internal door to the living room.

Living Room

13'10" x 12'0" (4.23 x 3.67)

Spacious reception room with a UPVC double glazed window to the front, laminate flooring, radiator, sofa, desk and storage.

Kitchen/Diner

11'2" x 9'1" and 6'4" x 5'10" (3.41 x 2.78 and 1.94 x 1.80)

Recently refitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a fridge, freezer and plumbing for a washing machine. Further

features include UPVC double glazed windows to the rear and side, laminate flooring, two radiators, wall mounted combi gas central heating boiler and a table and chairs.

Bathroom/WC

6'5" x 5'2" (1.96 x 1.60)

Modern, refitted bathroom comprising of a panelled bath with shower over, pedestal wash basin, WC, tiled splashbacks and two UPVC double glazed opaque windows to the rear.

FIRST FLOOR

Landing

With access to each of the bedrooms.

Bedroom One

14'0" x 9'4" (4.28 x 2.87)

Generous double bedroom with a UPVC double glazed window to the front, laminate flooring, radiator, bed, desk and wardrobe.

Bedroom Two

11'1" x 8'8" exc eaves (3.40 x 2.65 exc eaves)

Further well proportioned bedroom with a velux window to the rear, bed, desk and wardrobe.

EXTERNAL

There is a large enclosed garden to the side of the property.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the

Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

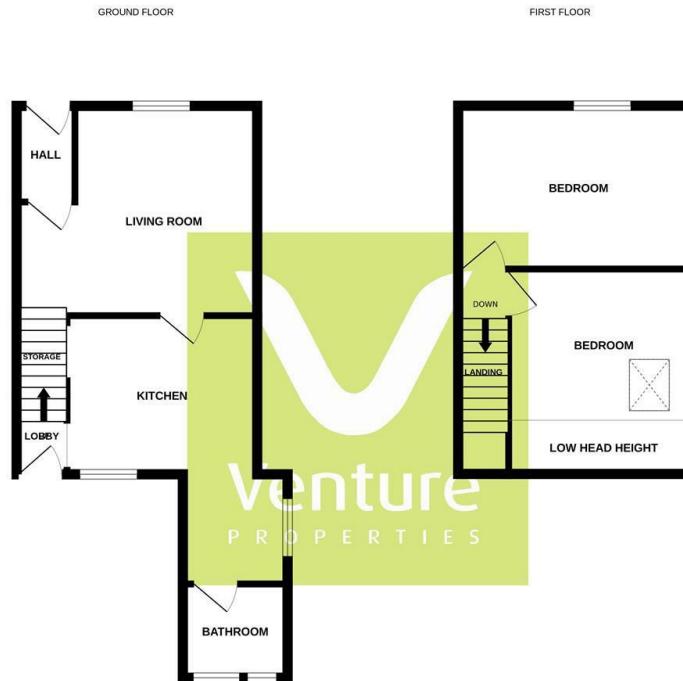
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
Mobile Signal/Coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)
Energy Performance Certificate Grade E
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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