



12 The Hallgarth

, Durham, DH1 3BJ

Guide price £475,000

Guide £475,000+

ATTENTION INVESTORS

MooVd are delighted to offer For Sale via Option A - Unconditional Online Auction on 9th January 2025, this well presented, modern four bedroom property in Durham City Centre with a full HMO ready to be Let and a potential income of up to £40,000 yearly.

Attention investors.... Durham City Centre student let! With an HMO and planning granted for the lounge to become bedroom 4, this exciting property will undoubtedly prove popular. Situated in the centre of the historic Durham City in a highly populated student area, this fantastic four bedroom, end terrace, within minutes' of Durham University, the famous Cathedral, beautiful riverbanks, train station and bustling bars, restaurants and shops is very exciting!

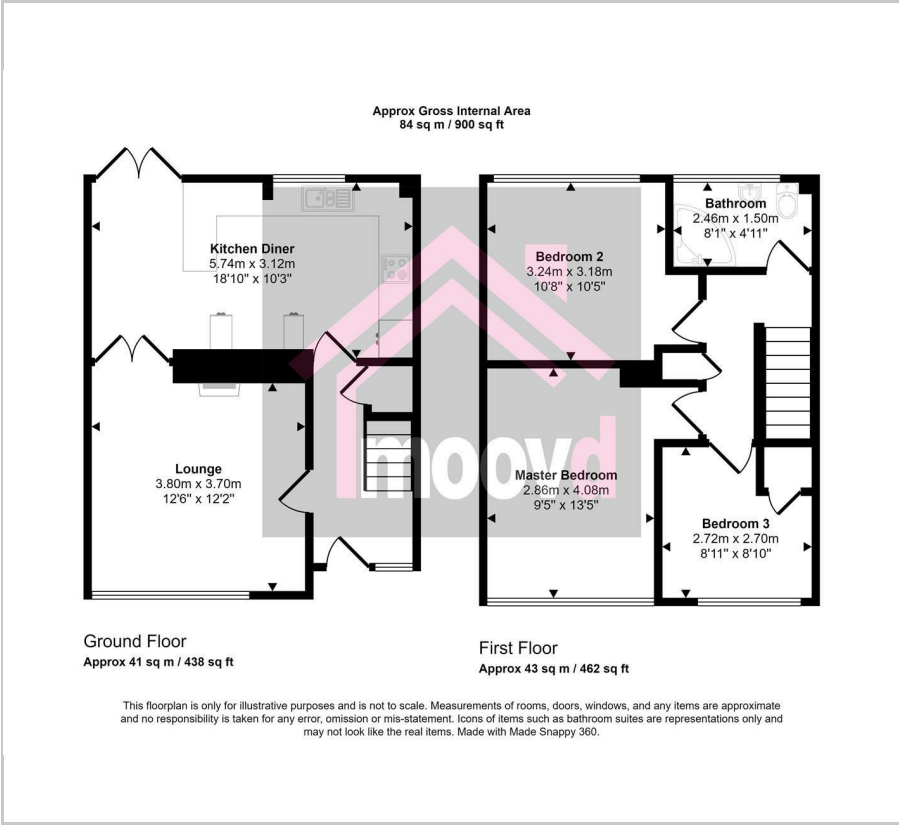
The modern layout briefly comprises, entrance hallway with entrance to large living room/ bedroom. The living room is spacious and has planning permission granted for the removal of the chimney to use the room as a bedroom. To the rear of the property is an impressive spacious, modern kitchen/diner with newly fitted kitchen diner is the real heart of this property, with modern high gloss units and a contrasting quartz work surface with the real 'wow' factor. With an open plan dining area/ lounge area and double doors onto the rear garden, this living space is the hub of the house and provides ideal student living space. The first floor includes a landing with loft access and large storage cupboard, three generous sized bedrooms and a family bathroom with white three piece suite. Externally there is a rear garden, fully paved, providing extra living space, which is extremely rare in this city centre location.

Due to the location and student rental potential, we anticipate large interest in this property. Viewings are highly advised and strictly by appointment.

- Offered For Sale via Option A - Unconditional Online Auction
- 9th January 2025
- Four bedroom end terrace
- City centre location
- C4 HMO licence approved
- INTERESTED? VIEW ME!



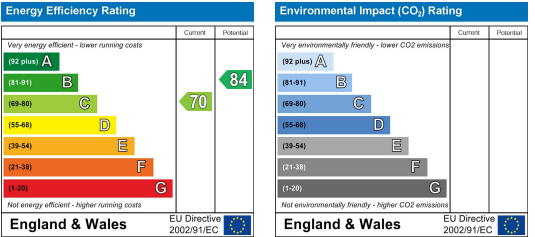
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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