



## **6 ANVIL COURT** **Pity Me, Durham, DH1 5EL**

6 Anvil Court is an attractive, modern, semi-detached property in an accessible and popular location, close to the centre of Durham. The property comprises of two bedrooms, reception room, kitchen/diner and a garage. There is ample off-road parking for up to three cars and front and rear gardens.

**TO LET PART FURNISHED: £575 PCM**



### Location

Pity Me is a desirable suburban village north of Framwellgate Moor, which benefits from a variety of local amenities including Shops, Beauty Salons and both primary and a secondary school. The property is located approximately 0.8 miles to the south west of the Arnison Shopping Centre. Pity Me is a popular location for commuters into Durham, and benefits from regular bus services to Durham and Newcastle upon Tyne.

There is easy access to the A167 and A1 which link the regional centres of Durham (2 miles) and Newcastle upon Tyne (15 miles). Pity Me is approximately 2 miles from Durham which boasts a number of high quality schools and amenities.

### Directions

From Framwellgate Moor travel on Front Street towards Pity Me. On entering Pity Me, opposite the telephone box take a left hand turn onto Woodbine Road. Continue to the end of this road, then turn left onto Anvil Court and the property can be found on the right hand side. For Sat Nav purposes please use the post code [DH1 5EL](#).

### Description

H&H Land and Property are delighted to offer to the market this modern semi-detached house which benefits from an excellent commuter location. The property provides spacious, modern accommodation, comes part-furnished and is situated on the outskirts of Durham City. Smoking is not permitted within the property and the keeping of pets is prohibited. The house benefits from double glazing and gas fired central heating. The property would suit a variety of potential tenants. Early viewing is recommended.

### Ground Floor:

#### Entrance Porch

The main entrance to the property is via a front entrance porch, opening directly into the main lounge.

#### Lounge

3.63m x 4.40m (11'11" x 14'5")

Gas fire set in feature wooden surround, laminate wood flooring and blinded windows. Comes with one sofa. Open staircase leads to first floor. Doorway leads into:

### Kitchen/Diner

3.63m x 2.97m (11'11" x 9'9")

Gas hob with extractor fan, built in electric oven, wood effect floor and wall units, sink and drainer, high level cupboards, integrated fridge, microwave, freezer and washing machine, table and four chairs included. High quality tile flooring and double UPVC doors lead into rear garden.

### First Floor

#### Bathroom

1.67m x 2.06m (5'6" x 6'9")

Tiled floor, frosted window, white suite comprising WC, pedestal wash hand basin and bath with shower over. Extractor fan and heated towel rail.

#### Bedroom One

3.65m x 2.97m (12'0" x 9'9")

Rear facing double bedroom, with laminate flooring and radiator.

#### Bedroom Two

3.65m x 2.77m (12'0" x 9'1")

Front facing double bedroom with fitted wardrobe, radiator, two bedside cabinets and storage cupboard which also contains the hot water tank.

#### Garage

2.77m x 5.19m (9'1" x 17'0")

### Externally

To the rear of the property there is a good sized garden, predominantly down to grassed lawn and planted borders. Kitchen doors open up onto small patio suitable for a table and chairs. Doorway leads to garage. There is an open garden to the front of the property with mature shrubs, and off road parking for three cars (in addition to garage).

### Viewing

The property is available for viewing strictly by appointment only with the Sole Letting Agents, H&H Land and Property Limited. Telephone: 0191 370 8530.

### Deposit and Fees

The tenant will be required to pay a deposit of £575. The deposit will be protected by My Deposits.

There will be a non refundable referencing fee of £25.00 +VAT per applicant. A further £50.00 +VAT tenancy fee per applicant applies if referencing is successful.

## Services

The property has the benefit of mains gas, electricity, water and sewage and telephone.

Central heating is provided by way of a gas combination boiler.


## Council Tax

Council Tax is payable to Durham County Council. The Property is classified in Band B.

**Alice Blackett**, H&H Land and Property Ltd, Blackmoor Court, Durham Moor, Durham, DH1 5ER

T: 0191 3708530 E: [alice.blackett@hhland.co.uk](mailto:alice.blackett@hhland.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

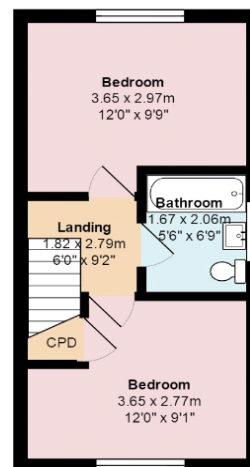
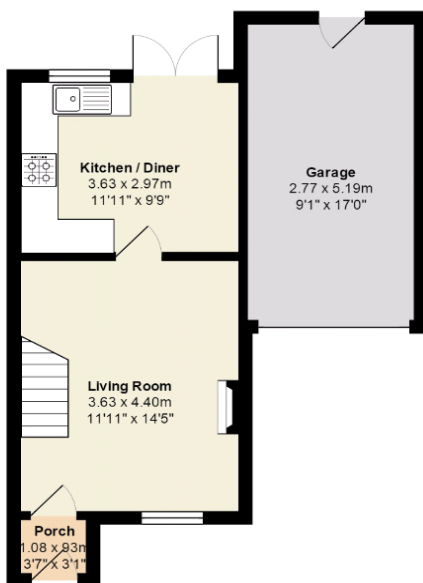
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;  
no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared February 2019

Particulars prepared February 2019



Total Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only