



St Bedes Close

, Durham, DH1 4AB

Rental £160 Weekly

6 bedroom House available 01 October 2024

85 New Elvet, Durham, County Durham, DH1 3AQ
durham@loc8me.co.uk

0330 330 0999

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

Set in the picturesque St Bedes Close of Durham, this student residence is about to be transformed into a sublime sanctuary that marries rustic charm with contemporary luxury. Slated for an extensive renovation in the summer of 2024, the property will embrace a farmhouse style, offering students an unparalleled blend of comfort and elegance. Key Features: Rustic Allure: The residence will showcase timeless farmhouse aesthetics, featuring warm wood tones, exposed beams, and classic fixtures. The blend of tradition and modernity will create a harmonious living space that resonates with history and charm. State-of-the-Art Amenities: While maintaining its rustic essence, the home will be equipped with top-of-the-line amenities. This includes a gourmet kitchen with the latest appliances, luxurious bathrooms with high-end finishes, and advanced tech integrations for the utmost convenience. Expansive Living Spaces: Large communal areas, framed by natural light and bespoke furnishings, will be perfect for both group studies and relaxed gatherings. The cozy ambiance will make it the ideal backdrop for forging lifelong memories. Envious Location: Nestled in St Bedes Close, students will enjoy the dual benefit of a serene neighborhood while being just a short distance from the university, popular eateries, shopping precincts, and Durham's iconic attractions. Sustainable Elements: Beyond its aesthetics, the renovation will prioritize eco-conscious choices. Expect energy-efficient appliances, recycled materials, and a design emphasis on sustainability. Future-Ready Connectivity: Recognizing the digital Property Ref: inst-17017

All measurements are approximate.

Further Information

The deposit required is £3,600

The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/07/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787