



## North End

, Durham, DH1 4NG

# Rental £1,950 pcm

2 bedroom House available 02 September 2024

85 New Elvet, Durham, County Durham, DH13AQ  
[newcastle@loc8me.co.uk](mailto:newcastle@loc8me.co.uk)

**0330 330 0999**

### Opening Times

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

\* Furnished

## Situation

North End - 2 Bedroom -Recently Redecorated -Spacious Bedrooms with Double Beds -Large Kitchen and Living Area -Walking Distance to Train Station -Garden EPC Rating - D

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £1,200

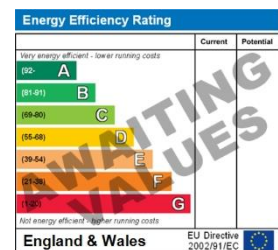
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Student

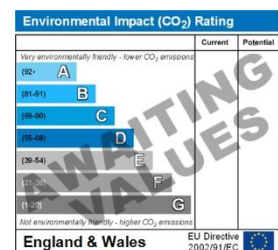
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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.



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.



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.

Property Ref: inst-16700

Creation Date: 23/07/2024

## 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