

## Little Court

, Aykley Heads, Durham, DH1 5ZJ

Rental £1,350 pcm  
3 bedroom House available 20 May 2025

85 New Elvet, Durham, County Durham, DH1 3AQ  
[durham@loc8me.co.uk](mailto:durham@loc8me.co.uk)

0330 330 0999

### Opening Times

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

\* Unfurnished

### Situation

RESIDENTIAL LET ONLY, NOT AVAILABLE TO STUDENTS AS THE PROPERTY DOES NOT HAVE PERMISSIONS \*\*\*AVAILABLE FROM 20/5/2025\*\*\* - UNFURNISHED - The property is located in Aykley Heads close to Durham University Hospital and excellent transport routes to Durham City Centre and Newcastle making the property ideal for commuters. St Leonard's and Framwellgate Secondary Schools are both a short distance from the property making this an ideal home for a small family. The property comprises in brief: Living Room, Kitchen/Diner complete with integrated dishwasher, washing machine, fridge freezer and oven, Downstairs WC and a low maintenance Garden. Upstairs features a spacious Family Bathroom, Master Bedroom with En-Suite, alongside 2 additional Bedrooms. The property also benefits from high speed fibre internet connection and a modern high quality finish throughout. It also come with a garage and allocated parking. We anticipate high interest in this property so would recommend booking a viewing as soon as possible, we are able to offer both physical and virtual viewings. EPC Rating B Council Tax Band C

### Accommodation

All measurements are approximate.

### Further Information

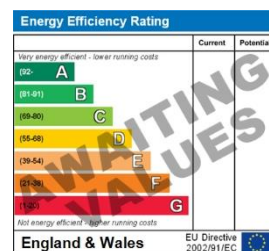
The deposit required is £1,550

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

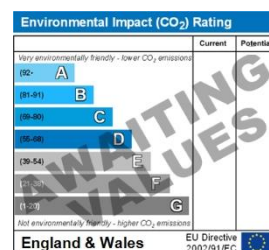
The landlord is willing to rent the property for a minimum of 3 Months and a maximum of 3 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-22316

Creation Date: 01/05/2025

#### 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, 2025. Orange Living Limited Registered in England No. 06537787