



**STUART
EDWARDS**

Whinney Hill

Durham City, Durham DH1 3BE

- MID TERRACED HOUSE
- MODERN KITCHEN & BATHROOM
- LOUNGE & SHOWER ROOM
- GAS CH & UPVC DOUBLE GLAZING
- CURRENTLY LET ACADEMIC YEAR 2026/2027
- 4 BEDROOMS
- VERY POPULAR STUDENT RENTAL LOCATION
- FRONT AND REAR GARDENS
- INVESTMENT OPPORTUNITY
- ACHIEVING £38,479PA

Asking Price £495,000



Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

The property is currently let for the 2026/2027 academic year and represents a superb opportunity for anyone looking to obtain a property of this type. Internally the property comprises, entrance hallway, communal lounge, modern fully equipped kitchen and bedroom. To the first floor there are 4 bedrooms and shower room. Externally there are enclosed gardens to both the front and rear. Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout. Whinney hill is a very popular student rental location, close to both the student union and also within easy reach of a lot of the main University Buildings and DSU. Durham City Centre it self is a 5 minute walk away and Maiden Castle is 7 minutes walk away. Sure to prove extremely popular, therefore early viewings are strongly recommended to avoid disappointment.

ROOM DIMENSIONS

Ground Floor
Entrance Hall
Lounge Diner - 4.80m x 3.86m (15'09 x 12'08)
Kitchen - 2.39m x 3.02m (7'10 x 9'11)
Bedroom - 3.33m x 3.02m (10'11 x 9'11)
First Floor
Bedroom - 4.09m x 3.30m (13'05 x 10'10)
Bedroom - 3.12m x 2.46m (10'03 x 8'01)
Bedroom - 2.90m x 3.53m (9'06 x 11'07)
Shower Room/Wc - 2.26m x 1.55m (7'05 x 5'01)

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2818-1016-6288-5738-6920>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY PORTALS.

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PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.