

**STUART  
EDWARDS**



## Mistletoe Street

Durham City, Durham DH1 4EP

- Prime City Location - Viaduct
- 2 Shower Rooms
- Gas Combi Boiler
- Academic Year 2024/2025
- UPVC Double Glazed
- 5 Bedrooms
- Kitchen/Lounge/Diner
- Student Accommodation
- Rear Yard
- £190 PER ROOM PER WEEK

**£180 Per Week**

**Council Tax Band: Exempt**  
**EPC Rating:**

**FULL DESCRIPTION**

ROOMS AVAILABLE IN THIS STUDENT ACCOMMODATION SITUATED IN THE VIADUCT AREA OF DURHAM CITY. £180 PER ROOM, PER WEEK, INCLUSIVE OF UTILITIES, The living accommodation comprises: entrance hallway, fully equipped modern kitchen with white goods, dining table and lounge with sofa and flat screen TV, 2 bedrooms and shower room. To the first floor there are 3 good sized bedrooms and a shower room. Externally there is a rear yard. Benefiting from gas central heating via a combi boiler, UPVC double glazing and security alarm system. This is prime City Centre student rental accommodation, in the highly regarded and much sought after Mistletoe Street. Well presented throughout, and currently having 5 rooms available, early viewings are strongly recommended

**ENTRANCE HALLWAY**

UPVC double glazed entrance door. Hallway with two double radiators and security alarm system.

**KITCHEN/LOUNGE/DINER**

13'3"  
Modern range of white high gloss wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, feature tiled splashbacks and ceramic tiled flooring, spotlighting. There is also a dining table and lounge area with sofa and flat screen tv. UPVC double glazed rear entrance door and double radiator.

**BATHROOM**

White suite comprising: low level wc, pedestal wash hand basin, corner shower, chrome heated towel rail, fully feature tiled walls and flooring, spot lighting and extractor fan.

**BEDROOM 1**

11'10"

Radiator.

**BEDROOM 2**

7'3"

Radiator

**FIRST FLOOR LANDING**

Cupboard housing gas combi boiler.

**BEDROOM 3**

7'8"

Double radiator.

**BEDROOM 4**

13'1"

Double radiator.

**BEDROOM 5**

9'7"

Double radiator.

**BATHROOM**

White suite comprising: low level wc, pedestal wash hand basin, corner shower, radiator, fully feature tiled walls and flooring, spot lighting and extractor fan.

**REAR YARD**

1 & 2 Blue Coat Buildings, Claypath,  
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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.

