

**STUART
EDWARDS**



Gilesgate

Durham City, Durham DH1 1JA

- 9 Good Sized Bedrooms
- Available 2024/2025
- £129 PER ROOM PER WEEK, INCLUSIVE OF BILLS
- Luxury Accommodation
- Modern Kitchen, Communal Lounge
- Walking Distance From City Centre
- 5 Shower/Bathrooms
- Garden

£129 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

INDIVIDUAL ROOMS available in this 9 bedroom 5 bathrooms (including bath) student property, within walking distance of Durham City. Available for academic year 2024/2025. The property briefly comprises: living room, very large kitchen. With 2 ovens, 2 hobs, 2 sinks, 2 washing machines, 3 large fridge freezers 9 large bedrooms and 5 shower/bathrooms situated throughout house. Very large garden perfect for entertaining, BBQ's and parties. There are 5 large TV's in kitchen, living room and 3 bedrooms. Within walking distance of Durham City Centre, this is real quality rental accommodation and must be viewed!

ENTRANCE PORCH

With cupboard for meters.

ENTRANCE HALL

Solid wood flooring and double radiator. Storage cupboards for shoes and for coats.

BEDROOM ONE

11'6" x 11'0"

Double bed with storage space under, small chest of drawers next to bed, wardrobe, large chest of drawers, desk with drawer unit under, comfortable office chair, carpet and radiator.

SHOWER ROOM

Contemporary white suite comprising: low level WC, wash hand basin, shower cubicle with mains fed shower and tiled walls, extractor fan, storage cabinet, ceramic tiled floor with half tiled walls and chrome heated towel rail.

KITCHEN & DINING ROOM

25'8" x 11'8"

Modern range of wall and floor units with laminate worktops and inset double stainless steel sink unit with mixer tap. Two integrated electric ovens, and two hobs with extractor hood. Three large freestanding fridge/freezers, dishwasher, two automatic washing machines. Double radiator, feature tiled splashbacks, laminate flooring, spotlighting. There is also a large extending dining table and chairs.

BEDROOM TWO

9'3" x 10'9"

Double bed with storage space under, small chest of drawers next to bed, wardrobe, large chest of drawers, desk with drawer unit under, comfortable office chair, carpet and radiator.

LOUNGE

13'8" x 12'2"

Feature fireplace and large comfy sofas with smart TV.

BEDROOM THREE

15'9" x 8'4"

Double bed with storage space under, small chest of drawers next to bed, wardrobe, large chest of drawers, desk with drawer unit under, comfortable office chair, carpet and radiator.

FIRST FLOOR

SHOWER ROOM

Contemporary white suite comprising: low level wc, wash hand basin, corner shower cubicle with mains fed shower and tiled walls, extractor fan, ceramic tiled walls and flooring.

BATHROOM

Contemporary white suite comprising: Bath, large separate shower with mains fed shower, toilet and wash basin, storage cupboard, extractor fan, ceramic tiled floor with half tiled walls and chrome heated towel rail.

BEDROOM 4

Wardrobe, desk with drawers under, chest of drawers, bed, bedside drawers, comfy office chair.



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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.