

**STUART  
EDWARDS**



## Wynyard Grove

, Durham DH1 2QJ

- Student Accommodation
- £125 PER ROOM PER WEEK
- Bathroom
- Private Yard
- Durham City
- Academic Year 2025/2026
- 4 Bedroom
- Study/Games Room
- Lounge-diner
- Fully Furnished

**£500 Per Week**

## Council Tax Band: Exempt EPC Rating: E

### FULL DESCRIPTION

**\*\*4 DOUBLE BEDROOMS @ £125 PPPW\*\* \*\*STUDENT PROPERTY AVAILABLE JULY 2025\*\*** Available July 2025, we are delighted to bring to market this 4 DOUBLE bedroom student house, situated in Gilesgate. Recently updated with neutral decor & carpets, modern kitchen & bathroom and security alarm, the property comprises: entrance, lounge-diner, kitchen, bathroom & 4 double bedrooms, plus additional attic room as study/games room/storage. There is an open lawn to the front, plus a private yard to the rear for recreation, storage of bins & cycles etc. EPC Rating E.

Wynyard Grove is a pleasant pedestrianised street opposite Sainsburys Local, situated in the student-friendly Gilesgate area of Durham City. The property is within walking distance of the university and close to public transport links, local shops & supermarkets.

Available 1st July 2025 on min. 12 month tenancy for a group of 4 students, fully furnished with option for extra furniture - landlord is flexible. Price £125 per person per week (excluding bills) based on 4 sharers. Deposit £1600.

### EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0247-2848-6661-9928-1721>

### 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.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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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.

