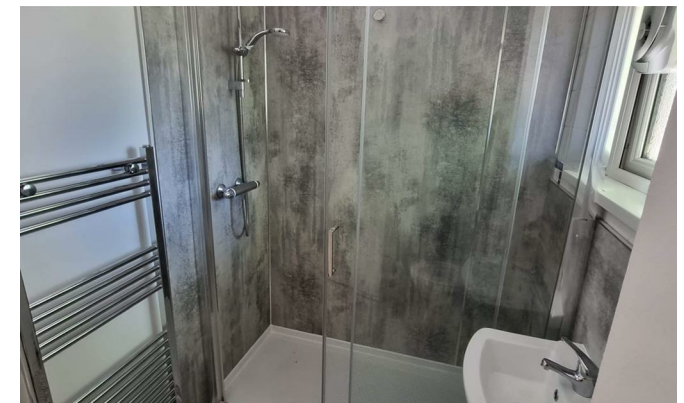




Whinney Hill

, Durham DH1 3BE

- STUDENT ACCOMMODATION 2026/2027
- NEW KITCHEN & BATHROOM
- COMMUNAL LOUNGE
- GAS CH & UPVC DOUBLE GLAZING
- EXCLUSIVE OF UTILITIES
- 4 BEDROOMS
- VERY POPULAR STUDENT RENTAL LOCATION
- GARDENS
- £185 PER ROOM PER WEEK

£740 Per Week



Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2026/2027, £185 PER ROOM PER WEEK, EXCLUSIVE OF BILLS.

We have one room available within this newly refurbished mid terraced property.

The room is situated on the first floor and overlooks the rear garden.

Internally the property comprises, entrance hallway, communal lounge, Newly fitted modern fully equipped kitchen and bedroom. To the first floor there are 3 further bedrooms and a newly fitted shower room.

Externally there are enclosed gardens to the front and rear.

Having gas central heating 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 reservation is 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)

EPC.

EPC Rating - D

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

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.

CLIENT MONEY PROTECTION.

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

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.