



Whinney Hill, Durham City, DH1 3BG
4 Bed - House - Semi-Detached
£450,000

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STUDENT INVESTMENT OPPORTUNITY WITH FURTHER GROWTH ** JULY 2025/JUNE 2026 - £34,320pa excluding bills
 ** WELL PRESENTED & MAINTAINED ** CITY CENTRE LOCATION ** GOOD AMENITIES & TRANSPORT LINKS ** WALKING DISTANCE TO CITY CENTRE **

The floor plan comprises of entrance hallway, lounge/diner, bedroom, kitchen. To the first floor there are three bedrooms and shower room/wc. Externally there are enclosed front and rear gardens.

Whinney Hill is within walking distance to the city centre which has a wide range of shops, recreational facilities, bars, restaurant, theatre and cinema. There are also good motoring links nearby including the A1(M) highway providing access to major towns and cities in the North and South.

EPC rating D
 Council Tax Band C

GROUND FLOOR

Entrance Hall

Lounge/Diner

13'09 x 12'0 (4.19m x 3.66m)

Kitchen

10'01 x 10'10 (3.07m x 3.30m)

Bedroom

10'10 x 9'08 (3.30m x 2.95m)

FIRST FLOOR

Bedroom

11'06 x 12'03 (3.51m x 3.73m)

Bedroom

10'07 x 10'11 (3.23m x 3.33m)

Bedroom

8'09 x 7'11 (2.67m x 2.41m)

Shower Room/WC

8'10 x 7'05 (2.69m x 2.26m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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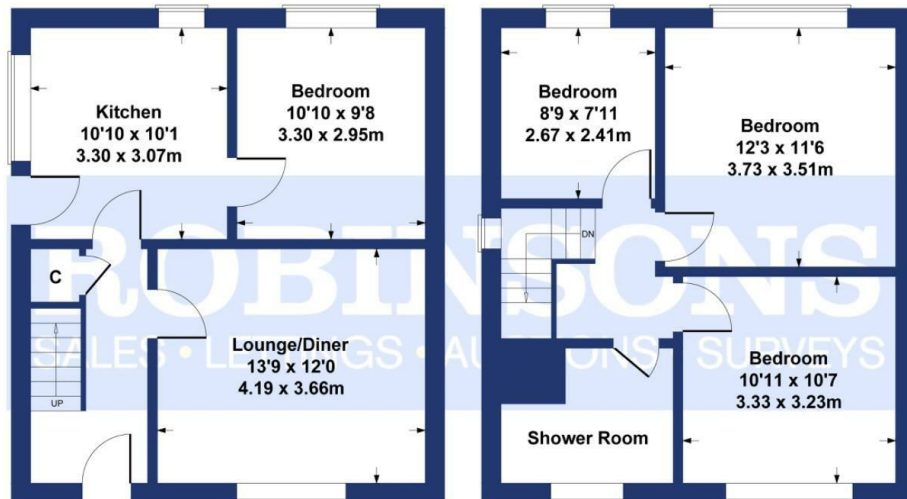
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whinney Hill

Approximate Gross Internal Area
945 sq ft - 88 sq m



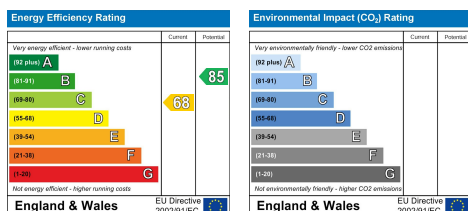
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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