



Millbank Court, North End, DH1 4TP  
6 Bed - House - Townhouse  
O.I.R.O £525,000

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# Millbank Court

## North End, DH1 4TP

Student Investment Property \*\* Competitive Price \*\* Currently Advertised 2025/2026 at £120pppw inc. bills \*\* Good Growth Potential \*\* Prime Location \*\* Well Presented \*\* Parking & Garden

This spacious property boasts six generously sized bedrooms, comprising four comfortable doubles and two well-proportioned large singles, providing ample accommodation. At the heart of the home is a bright and airy open-plan living room, ideal for relaxing or entertaining. The property also benefits from two modern shower rooms for added convenience.

Externally, the front of the property offers off-road parking, whilst the rear has a private, enclosed garden area.

Milbank Court enjoys a prime position at the top of Western Hill, positioned in one of Durham's most desirable areas. This sought-after location offers a blend of community charm and convenient access to essential amenities. Within close proximity are some of the region's most highly regarded educational institutions, including St Leonard's Catholic School, Durham Johnston Comprehensive School, and Framwellgate School Durham, as well as a selection of well-regarded primary schools.

The property is ideally situated within walking distance of Durham city centre, the mainline train station, and the University Hospital of North Durham, providing excellent connectivity for commuting. Additionally, Durham University is easily accessible, making the area a perfect for academics.

\*\* Images - Kitchen 2024, Bathrooms 2018, Bedrooms 2021 \*\*

















### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 69 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3118 p.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.

### GROUND FLOOR

#### Hallway

#### Bedroom

14'10 x 8'1 (4.52m x 2.46m)

#### Bedroom

10'2 x 8'1 (3.10m x 2.46m)

#### Study

10'2 x 6'0 (3.10m x 1.83m)

#### Shower Room

8'8 x 6'0 (2.64m x 1.83m)

#### Rear Porch

### FIRST FLOOR

#### Kitchen Dining Room

18'0 x 14'10 (5.49m x 4.52m)

#### Living Room

10'2 x 8'2 (3.10m x 2.49m)

#### Bedroom

10'2 x 9'6 (3.10m x 2.90m)

### SECOND FLOOR

#### Bedroom

12'7 x 8'2 (3.84m x 2.49m)

#### Bedroom

10'2 x 9'6 (3.10m x 2.90m)

#### Bedroom

12'6 x 7'8 (3.81m x 2.34m)

#### Shower Room

8'7 x 6'5 (2.62m x 1.96m)

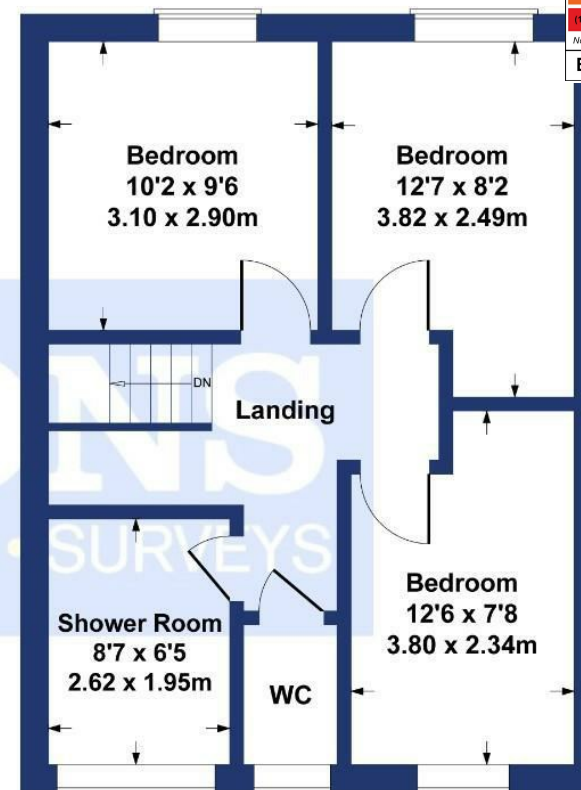
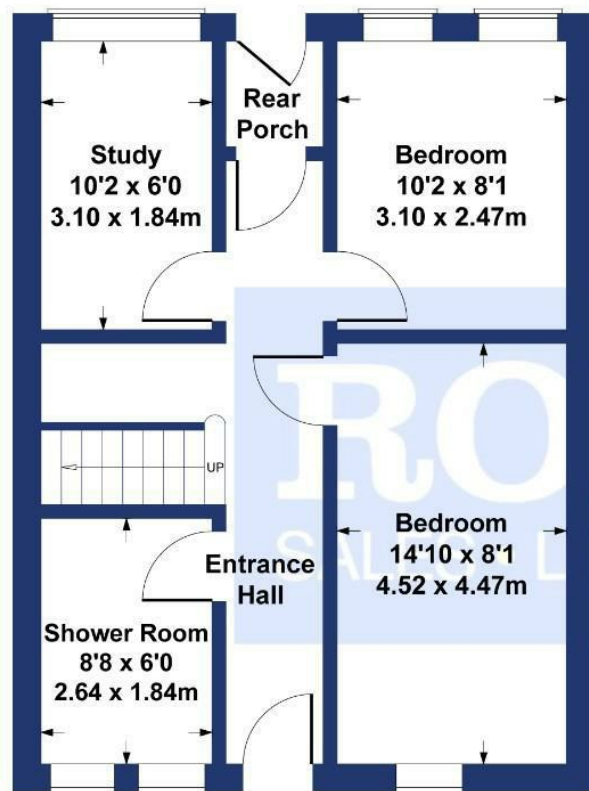
#### WC



# Millbank Court

Approximate Gross Internal Area  
1421 sq ft - 132 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## 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. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

