



Elvet Crescent, Durham City Centre, DH1 3AP  
4 Bed - House - Mid Terrace  
£435,000

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# Elvet Crescent

## Durham City Centre, DH1 3AP

\* STUDENT INVESTMENT PROPERTY \* 4 ROOMS LET FOR 2025/2026 AT £159 PER PERSON, PER WEEK (£33,072 PER ANNUM) \* HEART OF CITY CENTRE \* LARGE REAR GARDEN \*

Available to purchase as a student investment property is this neatly presented, well-maintained home which has four rooms let at £159 per person per week for the 2025/2026 academic year. Located in the heart of the city centre, this property is perfectly placed and should always prove popular with students due to its close proximity to university buildings and central amenities.

The internal layout comprises an entrance hall, spacious living room, fitted kitchen, and a ground floor bedroom. To the first floor there are three further bedrooms and a bathroom with a white suite. The layout is ideal for students, offering four good-sized study bedrooms, comfortable communal space, and a practical kitchen and bathroom setup. It also has a large rear garden and small front garden.

Elvet Crescent is located within easy walking distance of Durham University departments, the Science Site, and Durham Students' Union. It also offers quick access to the city's train station, shops, cafés, bars, and restaurants.

This is a ready-made investment opportunity with income secured for 2025/2026, ideal for landlords looking to expand or start their portfolio in a prime Durham City location.









## GROUND FLOOR

### Hall

### Lounge

15'5" x 13'1" (4.7 x 4)

### Kitchen

10'2" x 8'10" (3.1 x 2.7)

### Bedroom

10'2" x 8'10" (3.1 x 2.7)

## FIRST FLOOR

### Landing

### Bedroom

10'2" x 9'10" (3.1 x 3)

### Bedroom

13'5" x 10'5" (4.1 x 3.2)

### Bedroom

10'2" x 8'2" (3.1 x 2.5)

### Bathroom

8'10" x 5'10" (2.7 x 1.8)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

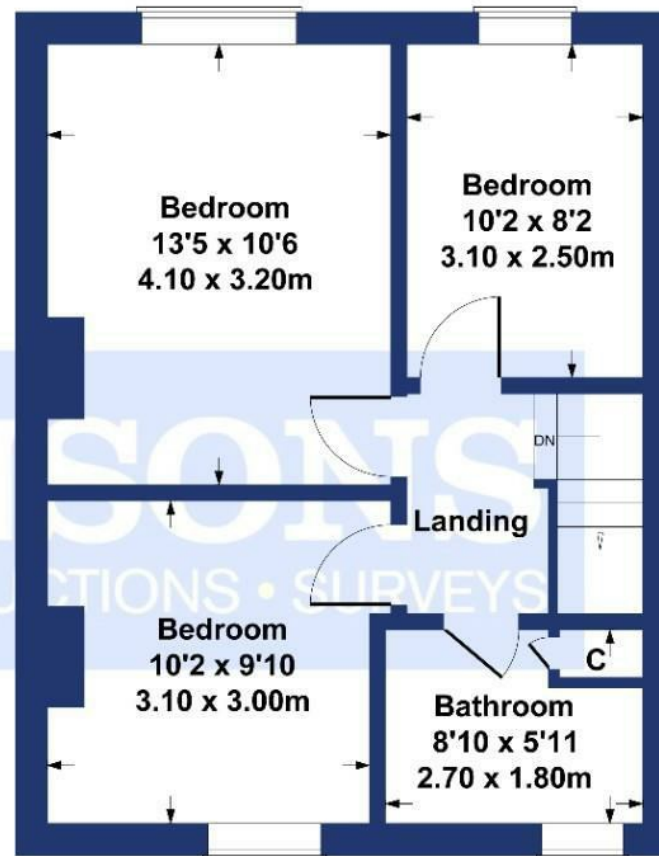
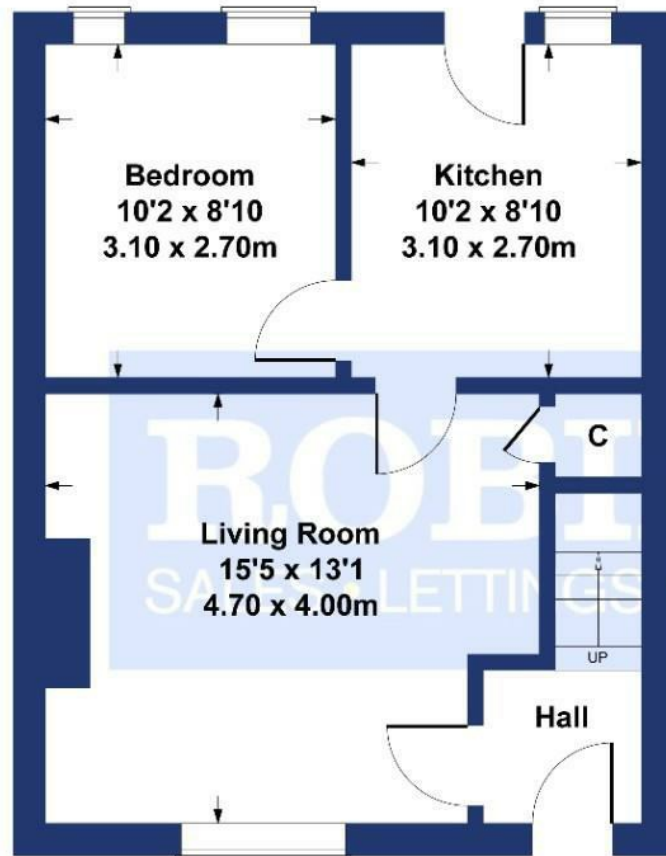
Energy Rating: C

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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Approximate Gross Internal Area

861 sq ft - 80 sq m



## 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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>87</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>69</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

