

Whinney Hill, Durham City, DH1 3BD  
4 Bed - House - Terraced  
£425,000

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STUDENT INVESTMENT OPPORTUNITY WITH FURTHER GROWTH \*\* JULY 2022/JUNE 2023 - £24,960pa excluding bills (this will increase for 2023/2024 to around £31,000pa) \*\* 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

16'02 x 12'09 (4.93m x 3.89m)

### Kitchen

9'11 x 8'02 (3.02m x 2.49m)

### Bedroom

10'07 x 10'01 (3.23m x 3.07m)

## FIRST FLOOR

### Bedroom

13'05 x 11'01 (4.09m x 3.38m)

### Bedroom

10'02 x 8'0 (3.10m x 2.44m)

### Bedroom

11'05 x 9'07 (3.48m x 2.92m)

### Shower Room/WC

7'04 x 5'0 (2.24m x 1.52m)



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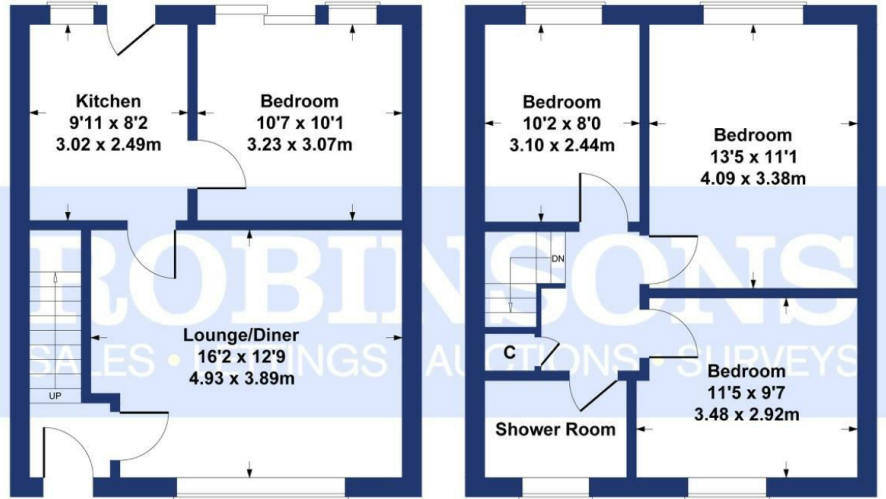
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Whinney Hill

Approximate Gross Internal Area  
898 sq ft - 83 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		68	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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