


# Mistletoe Street

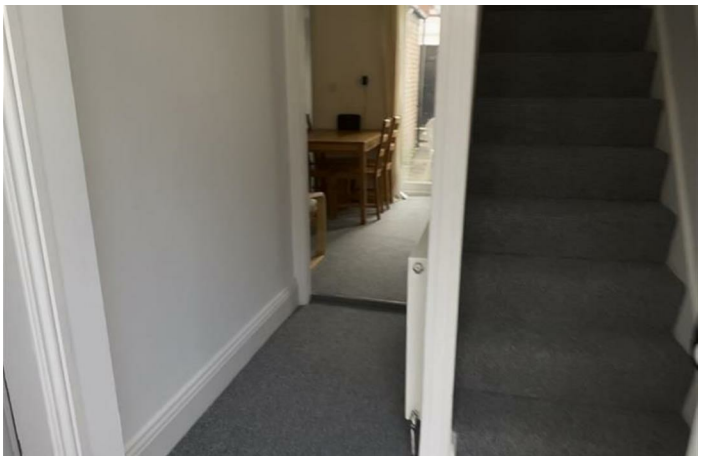
Durham City, Durham DH1 4EP

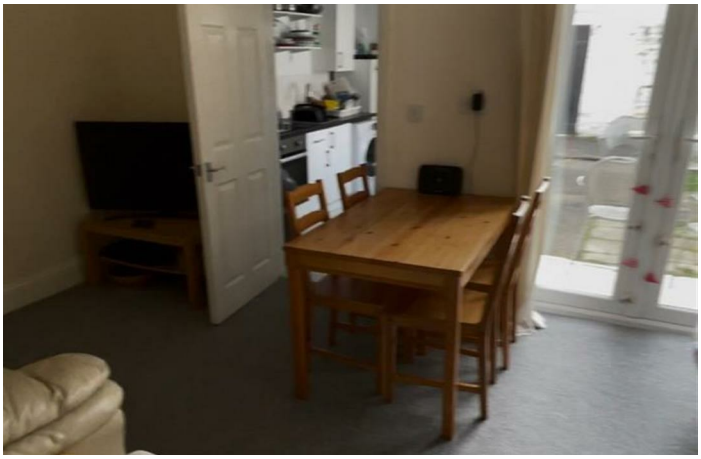
- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- £190 PER ROOM PER WEEK - EXCLUSIVE OF BILLS
- COMMUNAL LOUNGE AND DINING SPACE
- REAR YARD
- WALKING DISTANCE TO DURHAM UNIVERSITY AND CITY AMENITIES
- FOUR BEDROOM STUDENT PROPERTY
- MODERN FITTED KITCHEN
- TWO SHOWER ROOMS
- SECURITY ALARM SYSTEM

## £190 Per Week

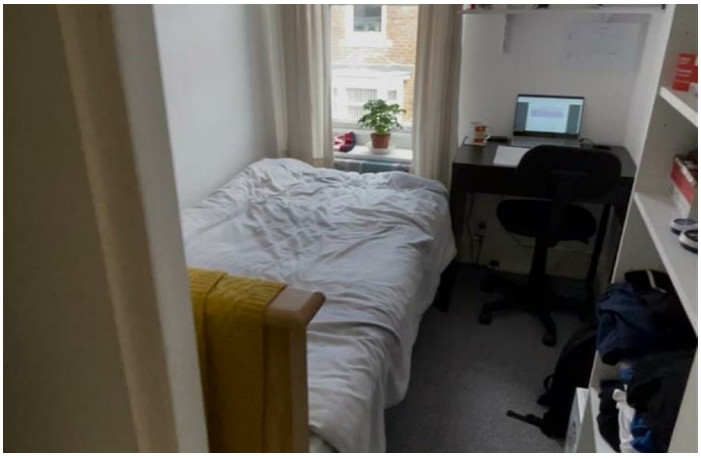












## FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2027/2028 - £190 PER ROOM PER WEEK - EXCLUSIVE OF BILLS

Situated in the heart of Durham City on the highly desirable and much sought-after Mistletoe Street, this well-presented four-bedroom student property offers spacious, comfortable and modern accommodation within walking distance of Durham University's colleges, academic buildings, the city centre and an excellent range of local amenities.

The accommodation comprises an entrance hallway leading to a fully equipped modern fitted kitchen complete with white goods, dining table and ample storage. The property also benefits from a comfortable communal lounge, providing the perfect space to relax and socialise. To the ground floor there is one well-proportioned bedroom and a contemporary shower room. To the first floor are three further generously sized bedrooms together with an additional shower room, making the property ideal for shared student living.

Externally, there is an enclosed rear yard. Further benefits include gas central heating via a combi boiler, UPVC double glazing throughout and a security alarm system for added peace of mind.

Mistletoe Street is widely regarded as one of Durham's most sought-after student addresses, offering unrivalled access to university life. A short walk leads to a variety of Durham University buildings, the Bill Bryson Library, Durham Students' Union and many college campuses, making this an ideal base for students. Durham Market Place, independent cafés, supermarkets, restaurants and evening entertainment are all nearby, whilst beautiful riverside walks, Wharton Park and the city's historic outdoor spaces provide excellent opportunities to unwind between studies. This outstanding location continues to be one of the most popular choices for Durham students year after year.

This prime city centre student home is perfectly positioned to enjoy everything Durham has to offer, properties in this location are always in high demand, therefore early reservation is strongly recommended.

## ENTRANCE

Double radiator.

## LOUNGE/DINING ROOM
14'0" x 9'9"
Double radiator, flat screen television, storage cupboard and UPVC double glazed Fench doors leading to the rear yard.

## SHOWER ROOM
White suite comprising: low level wc, pedestal wash hand basin and corner shower cubicle with mains fed shower. Fully feture tiled walls and flooring, wall mounted central heating boiler and heated towel rail.

## KITCHEN
10'9" x 6'2"
Modern range of white high gloss wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, feature tiled splashbacks, ceramic tiled flooring, spotlighting, UPVC double glazed rear entrance door and double radiator.

## BEDROOM
9'10" x 8'2"
Bay window, double radiator.

## LANDING

## BEDROOM
6'9" x 10'8"
Double radiator.

## BEDROOM
9'0" x 9'6"
Double radiator.

## BEDROOM
5'10" x 10'6"
Storage cupboard, double radiator.

## EXTERNALLY
Permit parking to the front and an enclosed yard to the rear.



## IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitue any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warrantly in relation to this property.

## EPC.

EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8534-6720-5339-3459-1972

## CLIENT MONEY PROTECTION.

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

## VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

## WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on OnTheMarket.com

## THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

## TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

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.

## RENTERS' RIGHTS ACT 2025.

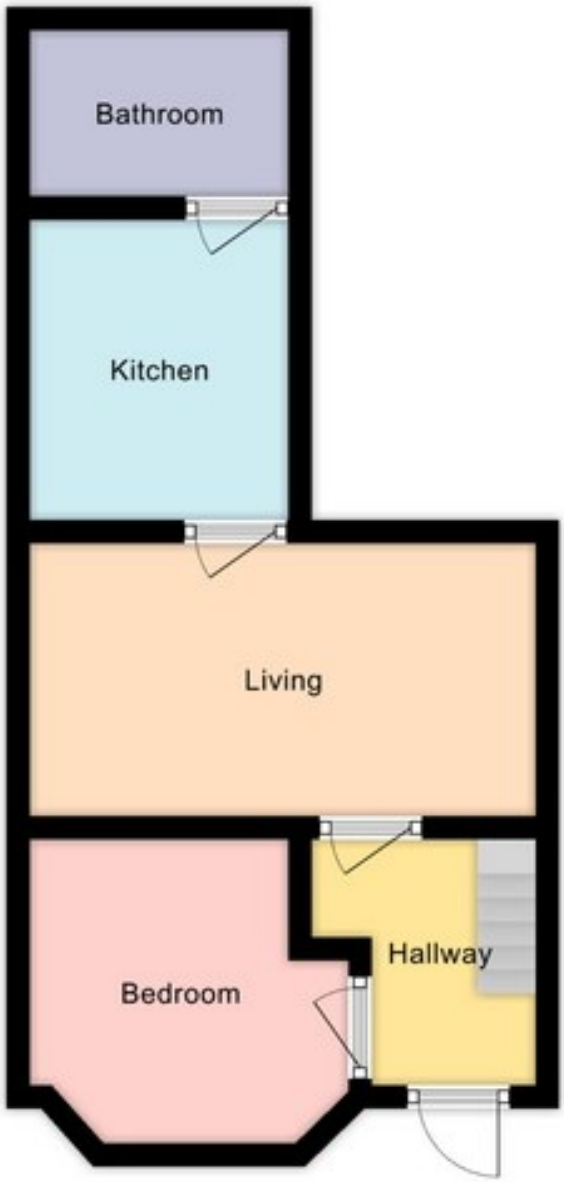
This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.
We welcome applications from all prospective tenants who can demonstrate they can afford the rent.
Discrimination against tenants with children or those receiving housing benefits is not permitted.

## THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

**Council Tax Band: Exempt**
**EPC Rating: C**




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.