Mitchell Street

, Durham City DH1 4DQ

- STUDENT ACCOMMODATION 2027/2028
- 4 BEDROOM MID TERRACED HOUSE
- LARGE COMMUNAL LOUNGE/DINER
- REAR YARD
- UPVC DOUBLE GLAZING
- PRIME VIADUCT LOCATION
- MODERN BATHROOM
- EPC RATING C
- GAS CENTRAL HEATING
- £165 PER PERSON PER WEEK

£165 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
4 BED STUDENT HOUSE **CENTRAL VIADUCT AREA** **£165 PPPW excl. bills** **ADVERTISING FOR 27/28 ACADEMIC YEAR** Available July 2027, we bring to the market this large, FULLY FURNISHED 4 bedroom student house having been fully refurbished in July 2024 inc. new bathroom, decor, carpets & furniture. Internally, the property comprises: very large lounge-diner, kitchen, 4 bedrooms and bathroom. To the rear of the property there is an enclosed courtyard area for recreation, storage of bins and bicycles etc. Mitchell Street is only minutes' walk from the city centre and Durham University, train station, bus station and several shops. EPC Rating C

Available 1st July 2027 for a group of 4 students, fully furnished with option for extra furniture - landlord is flexible. Price £165 per person per week (excluding bills) based on 4 sharers. Deposit £3,300.00.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0646-2847-6298-9808-2705

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 produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

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.

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 Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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

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.

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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.