

STUART EDWARDS

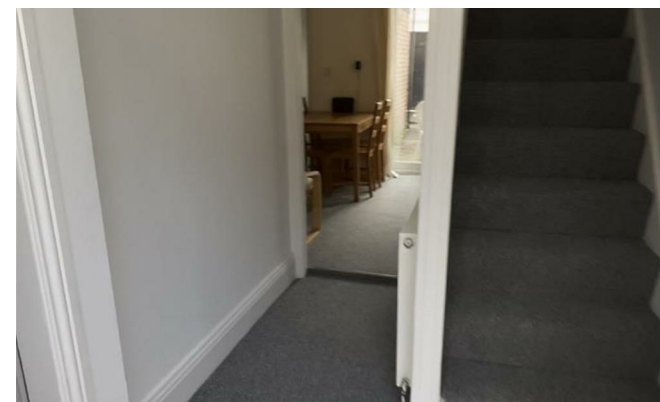


Mistletoe Street

Durham City, Durham DH1 4EP

- PRIME LOCATION WITHIN THE VIADUCT
 - LOUNGE
 - SHOWER ROOM
- FULLY COMPLIANT HMO LICENSED PROPERTY
 - EARNING £38,480 PA
- 4 BEDROOM MID TERRACED HOUSE
 - MODERN KITCHEN/DINER
 - ENCLOSED REAR YARD
 - LET FOR 2026/2027
 - 7.77% YIELD

£495,000



Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION

Positioned on the ever popular Mistletoe Street, the house sits within easy reach of Durham University, the train station, North Road amenities, and the wider City Centre.

EARNING £38,480 PA GIVING THE PROPERTY A 7.77% YIELD.

The accommodation comprises an entrance hallway, a modern fitted kitchen with a dining space, a comfortable lounge, one ground-floor bedroom, and a ground-floor shower room. To the first floor are three bedrooms. Externally, the property benefits from an enclosed rear yard.

This is a fully compliant HMO licensed property with gas central heating via a combi boiler, UPVC double glazing, and a security alarm system.

This is a rare opportunity to purchase a property in one of Durham's most desirable student rental locations.

AREA INFORMATION

Perfectly positioned in the heart of Durham's highly sought after Viaduct area, 18 Mistletoe Street offers exceptional convenience for city living. Just a short walk from Durham University's central campuses, including the Bailey colleges, Palace Green, and the main academic buildings along Stockton Road, the location is ideal student rental location. The property sits moments from North Road's shops, cafés, transport links and Durham Railway Station, while the historic Market Place, Cathedral and riverside paths are all easily accessible. This vibrant, well connected location, continues to be one of the most desirable areas in the city, making it an outstanding student landlord investment opportunity.

ENTRANCE

Double radiator.

LOUNGE/DINING ROOM

14'0" x 9'9"

Double radiator, flat screen television, storage cupboard and UPVC double glazed French 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 feature 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.



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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.