

STUART EDWARDS



Ellis Leazes

Claypath, Durham City DH1 1JJ

- STUDENT ACCOMMODATION AVAILABLE FOR 2027/2028
 - 4 BEDROOMS
 - LARGE BASEMENT COMMUNAL LOUNGE
 - REAR YARD
- IDEALLY POSITIONED FOR ST HILD & ST BEDE COLLEGE
- £195 PPPW INCLUSIVE OF UTILITIES
 - FULLY EQUIPPED KITCHEN
 - BATHROOM
- CLOSE TO DURHAM MARKET PLACE
 - AT THE TOP OF CLAYPATH BANK

£195 Per Week

Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2027/2028 | £195 PPPW INCLUSIVE OF UTILITIES

Ideally positioned at the top of Claypath Bank, this spacious four-bedroom student home enjoys an excellent location within easy walking distance of Durham Market Place, the city centre and university facilities. Perfectly placed for students studying at St Hild & St Bede College, the property offers generous accommodation including a large basement lounge, fitted kitchen, four bedrooms and an enclosed rear yard. Utilities are included within the rent (subject to an annual cap of £4,200), making this an attractive and convenient student home. Viewings are recommended.

ENTRANCE

KITCHEN

14'0" x 5'4"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Appliances and radiator.

BATHROOM W/C

White suite comprising@ low level wc, wash hand basin, panel bath with electric shower over and glass screen, décor panelled walls and radiator.

BEDROOM

11'4" x 12'4"

Double radiator.

BASEMENT

COMMUNAL LOUNGE

13'10" x 13'2"

Double radiator.

FIRST FLOOR LANDING

BEDROOM

14'0" x 6'0"

Radiator.

BEDROOM

11'9" x 7'11"

Radiator.

BEDROOM

13'4" x 9'6"

Radiator and a range of fitted wardrobes.

REAR YARD

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2188-9923-6200-5671-0960>

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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.

