

High Wood Terrace

Durham City, Durham DH1 3DS

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- FIVE BEDROOMS
- OPEN-PLAN LOUNGE, KITCHEN & DINING AREA
- ENCLOSED REAR YARD
- £217 PER ROOM, PER WEEK INCLUSIVE OF UTILITIES
- PRIME STUDENT LOCATION JUST OFF STOCKTON ROAD
- 4 SHOWER ROOMS
- FULLY EQUIPPED MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WALKING DISTANCE TO UNIVERSITY BUILDINGS, BILL BRYSON LIBRARY AND DSU
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

£183 PER WEEK EXCLUSIVE OF BILLS













FULL DESCRIPTION

PRIME STUDENT ACCOMMODATION IN ONE OF DURHAM'S MOST SOUGHT-AFTER LOCATIONS AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR

£217 PER ROOM, PER WEEK - INCLUSIVE OF UTILITIES

(Utilities include gas, electricity, water and broadband, subject to a fair usage cap of £4,590 per annum.)

51 WEEK TENANCY | 18TH JULY 2027 - 10TH JULY 2028

Occupying a truly enviable position just off Stockton Road, this impressive five-bedroom student property enjoys one of the most desirable student locations in Durham City. Perfectly placed for Durham University students, the house is within easy walking distance of numerous university departments, the Bill Bryson Library, Durham Students' Union and Durham City Centre, making it ideal for both academic life and social activities. A wide range of cafés, restaurants, bars, convenience stores and leisure facilities are all close at hand, while nearby green spaces and riverside walks provide excellent opportunities to relax and unwind.

Arranged over three floors, the property offers spacious and well-planned accommodation perfectly suited to modern student living. The ground floor comprises an entrance hallway, a generous double bedroom with en-suite facilities, and a superb open-plan communal lounge, kitchen and dining area. Designed as the heart of the home, this sociable space features comfortable seating, a flat-screen television, breakfast bar, dining area and a fully equipped kitchen with integrated appliances.

To the first floor are three further bedrooms, including one with its own en-suite shower room, together with a contemporary communal bathroom. The second floor provides an additional spacious bedroom with en-suite facilities, offering privacy and comfort for occupants.

Externally, the property benefits from on-street permit parking to the front and an enclosed rear yard. Further advantages include gas central heating via a combination boiler and UPVC double glazing throughout.

Student properties in locations of this quality are rarely available for long. Combining spacious accommodation, excellent communal living space and outstanding access to university facilities, this property is expected to attract significant interest. Early reservation is highly recommended.

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.

EPC.

EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/9400-4224-0322-4509-3153

PROPERTY PORTALS.

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.









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.

THE PROPERTY OMBUDSMAN.

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

THANKS.

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

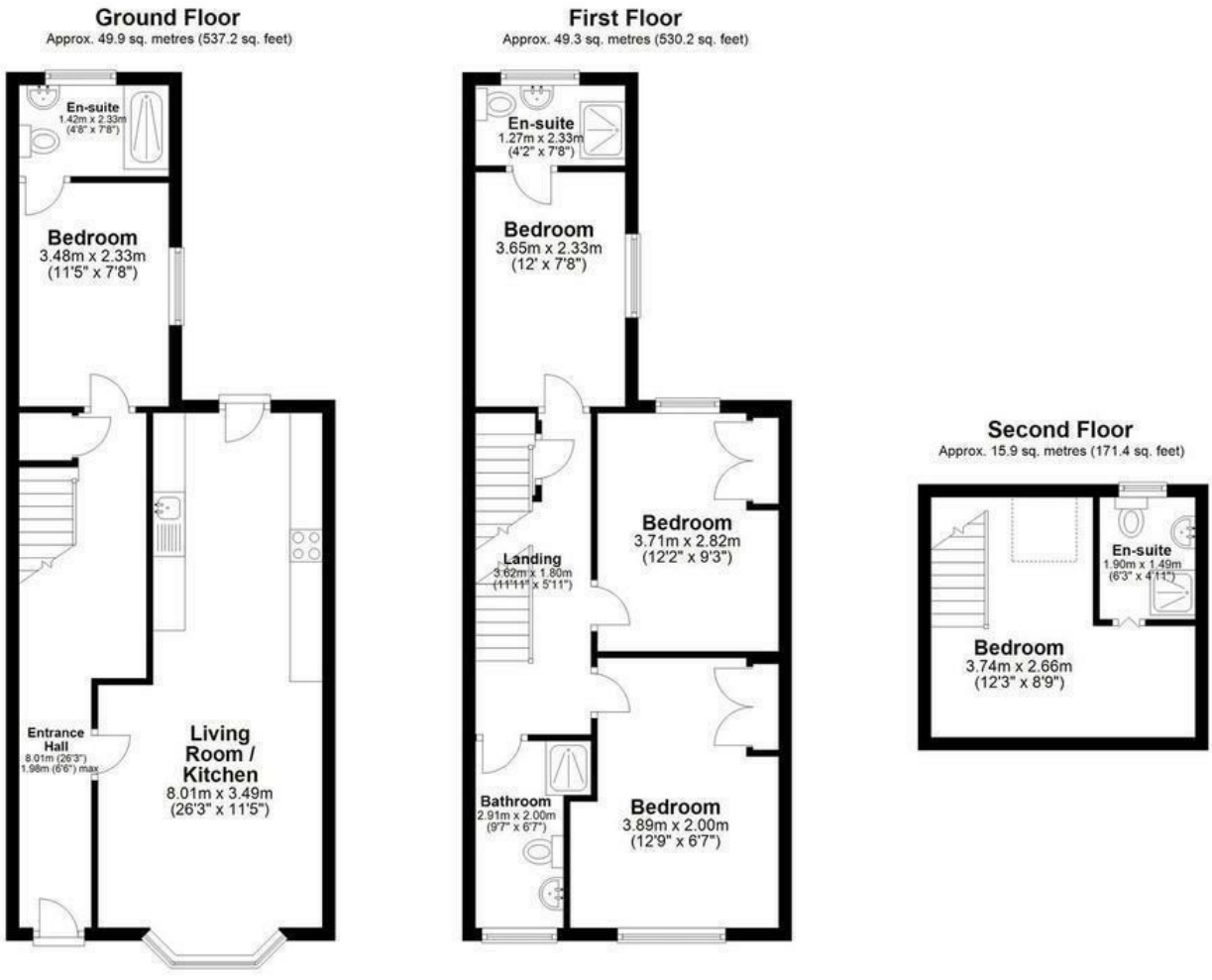
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.







Council Tax Band: Exempt
EPC Rating: C



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)

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