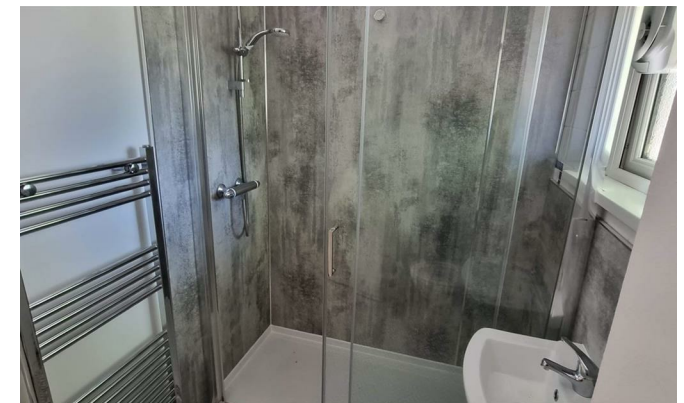




Whinney Hill

, Durham DH1 3BE

- STUDENT ACCOMMODATION 2026/2027
- THREE MALE STUDENTS CURRENTLY IN RESIDENCE
- COMMUNAL LOUNGE
- ENCLOSED FRONT AND REAR GARDENS
- EXCLUSIVE OF UTILITIES
- 1 ROOM AVAILABLE NOW
- RECENTLY FITTED MODERN FULLY EQUIPPED KITCHEN
- NEWLY FITTED FIRST-FLOOR SHOWER ROOM
- £185 PER WEEK
- HIGHLY SOUGHT-AFTER STUDENT AREA

£185 Per Week

Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION – 2026/2027, £185 PER ROOM PER WEEK (EXCLUSIVE OF BILLS); 1 ROOM AVAILABLE NOW

Situated on Whinney Hill in Durham City, this well-located student property offers excellent access to key university amenities. The Durham Students' Union, main University buildings, Elvet Riverside, Science Site, and Library are all within easy reach, while Durham City Centre is just a 5-minute walk. Maiden Castle Sports Complex is approximately 7 minutes on foot, making this an ideal base for both academic and sporting commitments.

Internally, the property comprises an entrance hallway, a communal lounge, a newly fitted modern kitchen with full appliances, and a ground-floor bedroom. The first floor offers four further bedrooms and a newly fitted shower room.

The household currently consists of three male students, and one remaining room is available now for immediate occupation.

Externally, the home benefits from enclosed gardens to the front and rear, providing useful outdoor space for seating or bike storage. The property also features gas central heating and UPVC double glazing throughout.

Whinney Hill is one of Durham's most popular student rental locations due to its proximity to university facilities and the city's amenities. Early reservation is strongly recommended, as properties in this area let extremely quickly.

ROOM DIMENSIONS

Ground Floor

Entrance Hall

Lounge Diner - 4.80m x 3.86m (15'09 x 12'08)

Kitchen - 2.39m x 3.02m (7'10 x 9'11)

Bedroom - 3.33m x 3.02m (10'11 x 9'11)

First Floor

Bedroom - 4.09m x 3.30m (13'05 x 10'10)

Bedroom - 3.12m x 2.46m (10'03 x 8'01)

Bedroom - 2.90m x 3.53m (9'06 x 11'07)

Shower Room/Wc - 2.26m x 1.55m (7'05 x 5'01)

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2818-1016-6288-5738-6920>

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.

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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.

