STUART EDWARDS









Gilesgate

Gilesgate, Durham DH1 1QG

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- TOP OF GILESGATE BANK
- IDEAL FOR STUDENTS STUDYING AT ST HILD AND ST BEDE COLLEGE
- FULLY EQUIPPED KITCHEN
- ENCLOSED REAR YARD
- TWO BEDROOM STUDENT ACCOMMODATION
- £170 PER ROOM PER WEEK EXCLUSIVE OF BILLS
- SPACIOUS LOUNGE / DINING ROOM
- MODERN BATHROOM SUITE
- CLOSE TO SUPERMARKETS, CAFÉS AND LOCAL AMENITIES

£170 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
STUDENT ACCOMMODATION AVAILABLE - ACADEMIC YEAR 2027/2028

£170 PER ROOM PER WEEK EXCLUSIVE OF BILLS

Ideally situated iat the top of Gilesgate Bank, this well presented two bedroom student property offers comfortable accommodation within easy walking distance of the city centre, university buildings and the wide range of amenities Durham has to offer.

The accommodation is well maintained throughout and briefly comprises a spacious lounge/dining room with open staircase, creating a bright and sociable living space, together with a fitted kitchen featuring a range of attractive shaker-style units and direct access to the rear yard. To the first floor are two generously sized bedrooms and a stylish modern bathroom suite.

Externally, the property benefits from an enclosed rear yard with walled boundaries, providing a private outdoor space.

The location is particularly appealing for students studying at St Hild/St Bede, with Durham City Centre, the Market Place, university facilities and transport links all within easy reach. Gilesgate itself offers an excellent selection of everyday amenities including supermarkets, convenience stores, cafés, a doctor's surgery, dentist and veterinary practices. The area also benefits from excellent public transport connections, easy access to the A690 and A1(M), and is well positioned for travel throughout the North East.

2 Bedroom student accommodation is highly sought after, therefore early reservation is strongly recommended to avoid disappointment.

LOUNGE/DINING ROOM
17'2" x 16'9"
With laminate flooring, two radiators, alcove storage cupboard and open staircase to the first floor landing.

KITCHEN
8'2" x 7'3"
Range of shaker style wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven and hob, extractor fan, fully equipped with appliances, fully tiled walls and flooring and rear entrance door to the enclosed yard.

FIRST FLOOR LANIDNG

BEDROOM 1
16'10" x 8'4"
Double radiator, built-in storage cupboard, bed, desk with chair, laminate flooring and coved ceiling.

BEDROOM 2
10'1" x 8'4"
Radiator, bed, wardrobe, desk with chair, laminate flooring and coved ceiling.

BATHROOM
7'9" x 7'6"
Modern suite comprising: close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, coved ceiling, tiled walls and flooring, spot lighting and chrome heated towel rail.

ENCLOSED YARD

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0066-3955-4200-8725-3204







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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.