



Whinney Hill, Durham City, DH1 3BD
2 Bed - House - End Terrace
O.I.R.O £295,000

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Whinney Hill

Durham City, DH1 3BD

STUNNING DURHAM CATHEDRAL VIEWS ** LARGE REAR GARDEN ** BEAUTIFULLY PRESENTED ** HIGHLY SOUGHT-AFTER LOCATION
** CLOSE TO DURHAM CITY CENTRE & UNIVERSITY ** MODERN KITCHEN/DINER ** TWO DOUBLE BEDROOMS ** IDEAL FOR OWNER-
OCCUPIERS & INVESTORS ALIKE (not HMO) ** GOOD RENTAL RETURN **

Occupying a superb position on the ever-popular Whinney Hill, this beautifully presented two-bedroom end-terraced home enjoys a stunning view towards Durham Cathedral, together with a particularly generous rear garden.

Ideally positioned for easy access to Durham City Centre and Durham University, the property should appeal to a wide range of buyers, including first-time buyers, professionals, couples and those looking for a conveniently located home within this highly desirable part of Durham.

The accommodation is well presented throughout and briefly comprises an entrance hallway leading to a spacious and comfortable living room. To the rear is a modern fitted kitchen/diner, providing an attractive and practical space for everyday dining and entertaining.

To the first floor are two well-proportioned double bedrooms together with a family bathroom.

Externally, the property benefits from a lawned garden to the front, while a particular feature is the large rear garden, predominantly laid to lawn and offering excellent outdoor space. The garden also benefits from gated access to the front and a useful storage shed.

***** Important Information – Article 4 Direction *****

Prospective purchasers should be aware that the property is situated within an Article 4 area. If the property is intended for use as a House in Multiple Occupation (HMO), planning permission may be required. Buyers should make their own enquiries with Durham County Council regarding planning requirements and permitted use before making an offer or committing to a purchase.









Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

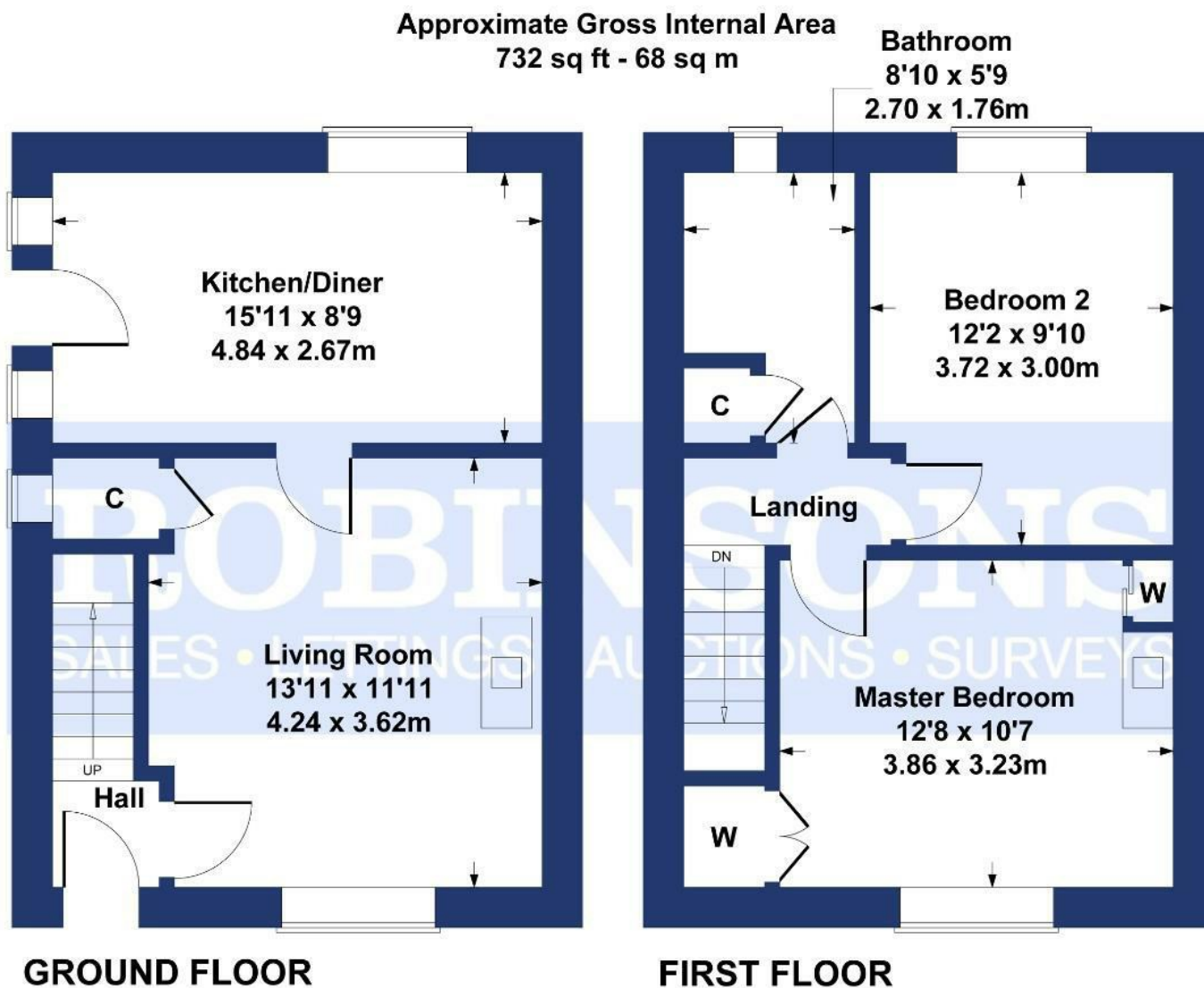
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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