



Whinney Hill, Durham City, DH1 3BG  
4 Bed - Student Property  
£165 Per Week

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**\*\* STUDENT PROPERTY - EXCLUDING BILLS - ONLY WATER RATES INCLUDED \*\***

The floor plan comprises of entrance hallway, lounge/diner, bedroom, kitchen. To the first floor there are three bedrooms and shower room/wc. Externally there are enclosed front and rear gardens.

Whinney Hill is within walking distance to the city centre which has a wide range of shops, recreational facilities, bars, restaurant, theatre and cinema. There are also good motoring links nearby including the A1(M) highway providing access to major towns and cities in the North and South.

EPC Rating - D

BOND £400 | £165 PER WEEK PER STUDENT | 12 MONTHS TENANCY

## **GROUND FLOOR**

### **Entrance Hall**

### **Lounge/Diner**

13'09 x 12'0 (4.19m x 3.66m)

### **Kitchen**

10'01 x 10'10 (3.07m x 3.30m)

### **Bedroom**

10'10 x 9'08 (3.30m x 2.95m)

## **FIRST FLOOR**

### **Bedroom**

11'06 x 12'03 (3.51m x 3.73m)

### **Bedroom**

10'07 x 10'11 (3.23m x 3.33m)

### **Bedroom**

8'09 x 7'11 (2.67m x 2.41m)

### **Shower Room/WC**

8'10 x 7'05 (2.69m x 2.26m)



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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Whinney Hill

Approximate Gross Internal Area  
945 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	85		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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