STUART EDWARDS



Mistletoe Street

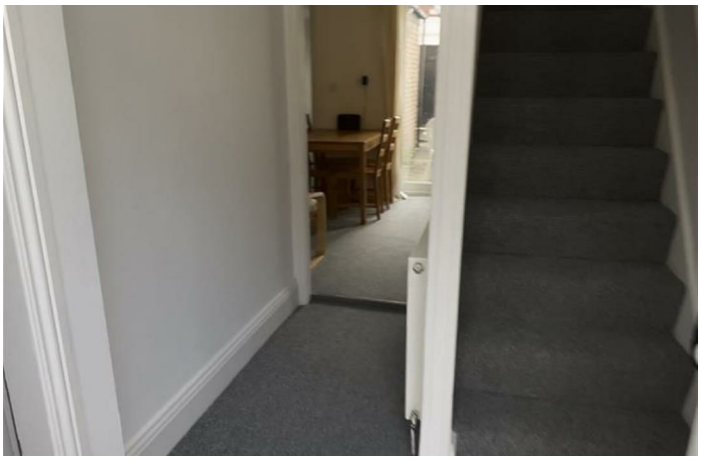
Durham City, Durham DH1 4EP

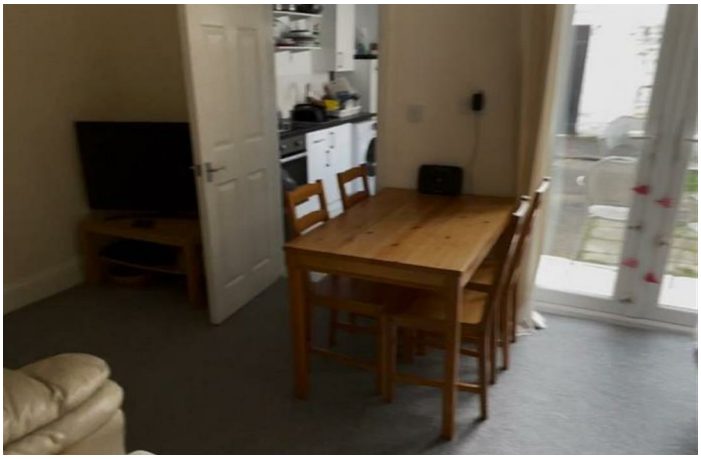
- PRIME LOCATION WITHIN THE VIADUCT
- LOUNGE
- SHOWER ROOM
- FULLY COMPLIANT HMO LICENSED PROPERTY
- EARNING £38,480 PA
- 4 BEDROOM MID TERRACED HOUSE
- MODERN KITCHEN/DINER
- ENCLOSED REAR YARD
- LET FOR 2026/2027
- 7.77% YIELD

Asking Price £475,000

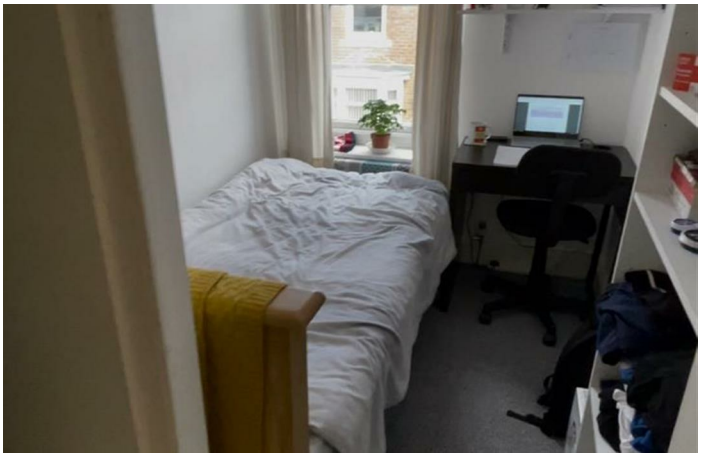












FULL DESCRIPTION

Positioned on the ever popular Mistletoe Street, the house sits within easy reach of Durham University, the train station, North Road amenities, and the wider City Centre.

EARNING £38,480 PA GIVING THE PROPERTY A 7.77% YIELD.

The accommodation comprises an entrance hallway, a modern fitted kitchen with a dining space, a comfortable lounge, one ground-floor bedroom, and a ground-floor shower room. To the first floor are three bedrooms. Externally, the property benefits from an enclosed rear yard.

This is a fully compliant HMO licensed property with gas central heating via a combi boiler, UPVC double glazing, and a security alarm system.

This is a rare opportunity to purchase a property in one of Durham's most desirable student rental locations.

AREA INFORMATION

Perfectly positioned in the heart of Durham's highly sought after Viaduct area, 18 Mistletoe Street offers exceptional convenience for city living. Just a short walk from Durham University's central campuses, including the Bailey colleges, Palace Green, and the main academic buildings along Stockton Road, the location is ideal student rental location. The property sits moments from North Road's shops, cafés, transport links and Durham Railway Station, while the historic Market Place, Cathedral and riverside paths are all easily accessible. This vibrant, well connected location, continues to be one of the most desirable areas in the city, making it an outstanding student landlord investment opportunity.

ENTRANCE

Double radiator.

LOUNGE/DINING ROOM

14'0" x 9'9"
Double radiator, flat screen television, storage cupboard and UPVC double glazed Fench doors leading to the rear yard.

SHOWER ROOM

White suite comprising: low level wc, pedestal wash hand basin and corner shower cubicle with mains fed shower. Fully feture tiled walls and flooring, wall mounted central heating boiler and heated towel rail.

KITCHEN
10'9" x 6'2"
Modern range of white high gloss wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, feature tiled splashbacks, ceramic tiled flooring, spotlighting, UPVC double glazed rear entrance door and double radiator.

BEDROOM
9'10" x 8'2"
Bay window, double radiator.

LANDING

BEDROOM
6'9" x 10'8"
Double radiator.

BEDROOM
9'0" x 9'6"
Double radiator.

BEDROOM
5'10" x 10'6"
Storage cupboard, double radiator.

EXTERNALLY
Permit parking to the front and an enclosed yard to the rear.

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 in produced in good faith, are set out as a general guide only, and do not constitue any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warrantly in relation to this property.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8534-6720-5339-3459-1972



FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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VIEWING
Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE
We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on OnTheMarket.com

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.

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

THANK YOU
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

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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.