

STUART EDWARDS



Park View

Langley Moor, Durham DH7 8JU

- Fully Furnished
- Available July 2024
- Mid Terrace
- £105 per person per week
- Bathroom
- Students and Professionals Welcome
- 2 Bedroom
- Courtyard Area
- Fantastic Transport Links
- Recently redecorated

£910 Per Month

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

****STUDENTS & PROFESSIONALS WELCOME** **FULLY FURNISHED WITH OPTION FOR EXTRA FURNITURE**** Available July 2024, we are delighted to offer this fully refurbished, FULLY FURNISHED 2 bedroom terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access. Internally, the property comprises: lounge, refitted kitchen and modern bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 spacious bedrooms and 1st floor WC. To the front of the property is an enclosed courtyard area with pleasant views, and to the rear of the property there is an enclosed courtyard area for storage of bins and bicycles etc. The property has previously undergone full refurbishment with new kitchen, bathroom/WC, replacement carpets and redecoration, and will benefit from redecoration again in July 2024. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

Available 15th July 2024 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished with option of extra furniture - landlord is flexible. Price £910 PCM or £105 per person per week based on 2 sharers. £800 deposit

LOUNGE

14'4" x 14'0"

KITCHEN

11'1" x 9'4"

BEDROOM 1

13'9" x 13'0"

BEDROOM 2

9'11" x 8'0"

BATHROOM

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

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 Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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.

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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.

