



STUART EDWARDS

Park View

, Langley Moor DH7 8JU

- STUDENTS/PROFESSIONALS WELCOME
- 2 BEDROOM TERRACED HOUSE
 - MODERNISED
 - UPDATED BATHROOM
 - PLEASANT VIEWS
- ADVERTISING FOR ACADEMIC YEAR 25/26
 - FULLY FURNISHED
 - LOUNGE & KITCHEN
 - REAR YARD
 - EXCELLENT TRANSPORTATION LINKS

£220 Per Week



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

****STUDENTS & PROFESSIONALS WELCOME** **ADVERTISING FOR 25/26 ACADEMIC YEAR**** Available September 2025, we are delighted to offer this modernised, 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 updated bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 double bedrooms. 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 recently undergone modernisation with replacement carpets and redecoration. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

DIMENSIONS

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 - 7'1 x 7'0

ADDITIONAL INFORMATION

Available 1st August 2025 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished with option of extra furniture - landlord is flexible. Price £780 PCM (£90 per person per week based on 2 sharers), £800 deposit.

EPC:

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8568-6129-4210-7770-9992>

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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.

THANKS.

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.

