



Park View

Langley Moor, Durham DH7 8JU

- Available August 2025
- Modern Terraced House
- Modern Kitchen & Bathroom
 - Open Views To Front
- Students or Professionals
- Fully Furnished
- 2 Bedrooms
 - Yard
- EPC Rating C

£910 PCM



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

****STUDENTS & PROFESSIONALS WELCOME** **AVAILABLE AUGUST 2025, FULLY FURNISHED**** Available August 2025, we are delighted to offer this modernised 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: entrance lobby, lounge, refitted kitchen, rear lobby & modern bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 spacious bedrooms, the larger having open views to the front & 2 built-in wardrobes. 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 yard for storage of bins and bicycles etc. plus a brick-built storage shed. The property will be updated prior to new tenants with new decor & flooring, and is fitted with a modern kitchen & bathroom, combi boiler, full double glazing & modern furnishings throughout. The boiler is covered by a service contract so there's no issues with slow repairs! EPC Rating C.

LOUNGE

13'11" x 13'10"

KITCHEN

10'11" x 8'5"

BATHROOM

7'4" x 5'10"

BEDROOM 1

12'10" x 12'8"

BEDROOM 2

9'10" x 7'9"

YARD

ADDITIONAL INFORMATION

Available 01st 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 £105pppw (£910 PCM) excl. bills, £800 deposit.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9528-6060-7259-0808-7944>

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.

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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.

