

STUART EDWARDS



High Street North

, Langley Moor DH7 8JH

- 3 BEDROOM MID TERRACED HOUSE
 - FURNISHED
- KITCHEN WITH APPLIANCES
- SEPARATE STUDY ROOM
- ON STREET PARKING
- AVAILABLE IMMEDIATELY
- WELL PRESENTED LOUNGE
- BATHROOM WITH SHOWER
- REAR YARD WITH STORAGE SHED
- 2 MILES FROM DURHAM CITY

£950 Per Month



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Well presented mid terraced house available immediately to both students or professionals on a furnished basis.

The internal living accommodation comprises. entrance hallway, lounge, ground floor bedroom, fitted kitchen with appliances and ground floor bathroom suite with shower. Stairs from the hallway lead to the first floor landing with a further 2 bedrooms and a separate study room.

Externally there is on street parking and an enclosed yard to the rear with a timber storage shed.

Benefiting from gas central heating and UPVC double glazing throughout.

Langley Moor is well serviced with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery. Also within walking distance there is a doctors surgery and pharmacy. The local sports centre is close by and this property also falls within the Durham Johnson School catchment area.

Durham City is situated approximately 2 miles away.

Early reservation is strongly recommended to avoid disappointment.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0639-4229-4109-0452-1292>

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.

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.

