



Park View

Langley Moor, Durham DH7 8JU

- Student Accommodation 2025/2026
 - £110 Per Person Per Week
 - 2 Double Bedrooms
 - Lounge
 - Rear Yard
- End Terraced House
 - Fully Furnished
- Ground Floor Bathroom
 - Re-Fitted Kitchen

£110 Per Week

Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

****STUDENTS & PROFESSIONALS WELCOME** **ADVERTISING FOR 25/26 ACADEMIC YEAR**** Available August 2025, we are delighted to offer this modernised, FULLY FURNISHED 2 bedroom end-terrace 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 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.

Available from 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 (£105 per person per week based on 2 sharers). £800 deposit.

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

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0798-2852-6799-9698-7181>

ADDITIONAL INFORMATION

Available 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 £953 PCM or £110 per person per week based on 2 sharers. £800 deposit.

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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

1 & 2 Blue Coat Buildings, Claypath,
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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.

