



High Street North, Langley Moor, DH7 8JH
5 Bed - House - Terraced
£775 Per Calendar Month

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Viewings from Saturday 13th July - available to move in circa. 1st August.

* CAN BE LET WITH FURNISHED OR PART FURNISHED * INCREDIBLY SPACIOUS * FIVE BEDROOMS AND TWO RECEPTION ROOMS * GREATLY EXTENDED AND LOFT CONVERSION * OFF-STREET PARKING * OUTSKIRTS OF DURHAM CITY * HIGH CEILINGS * VERY WELL PROPORTIONED *

Offered to the market is this incredibly spacious, greatly extended FIVE BEDROOM, TWO RECEPTION ROOM home.

The floorplan comprises: entrance lobby, feature hallway, large, inviting lounge, separate dining area leading to spacious kitchen, rear lobby, and utility space.

On the first floor there are three bedrooms, two large doubles and a good sized single, and a white suite bathroom with separate shower cubicle.

To the second floor there are two further well-sized bedrooms.

The front has a small courtyard style garden, and to the rear is a yard providing off-street car parking.

High Street North is situated in the popular location of Langley Moor, which lies on the outskirts of Durham City and is included within the catchment of a number of well regarded schools. The area is serviced by excellent transportation links enabling prospective tenants to commute with ease to any of the Regions centres. The property is located within walking distance of a selection of local amenities with a more comprehensive range available in nearby Durham City.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - C

BOND £775 | MINIMUM 12 MONTH TENANCY

Specifications: No Smokers. No Pets.

Required Income: Tenant Income - £22,500.00 Guarantor Income (If Required) - £27,000.00

GROUND FLOOR

Entrance Lobby

Hallway

Lounge

17'0" x 13'9" (5.2 x 4.2)

Dining Area

14'9" x 11'9" (4.5 x 3.6)

Kitchen

13'1" x 12'1" (4 x 3.7)

Rear Lobby

Utility

FIRST FLOOR

Landing

Bedroom

14'9" x 12'1" (4.5 x 3.7)

Bedroom

15'1" x 12'1" (4.6 x 3.7)

Bedroom

11'1" x 6'10" (3.4 x 2.1)

Bathroom

13'1" x 6'10" (4 x 2.1)

SECOND FLOOR

Landing

Bedroom

17'8" x 12'9" max (5.4 x 3.9 max)

Bedroom

17'8" x 9'10" max (5.4 x 3 max)



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

High Street North
Approximate Gross Internal Area
2056 sq ft - 191 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(84-91)	C		
(75-83)	D		
(69-74)	E		
(55-68)	F		
(45-54)	G		
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	B		
(84-91)	C		
(75-83)	D		
(69-74)	E		
(55-68)	F		
(45-54)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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