



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

ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS



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

\* CAN BE LET WITH FURNISED 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 Utility 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** 

**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

Conveyancing

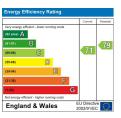
Surveys and EPCs

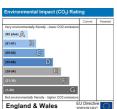
**Property Auctions** 

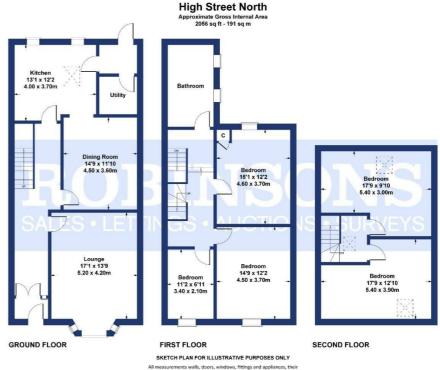
Lettings and Management

Strategic Marketing Plan

**Dedicated Property Manager** 







I measurements walls, doors, windows, fittings and appliance: les and locations, are approximate only. They cannot be regar being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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