



High Street North, Langley Moor, DH7 8JH
5 Bed - House - Terraced
£800 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* 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 - £1547.02

EPC Rating - C

BOND £800 | MINIMUM 12 MONTH TENANCY

Specifications: No Smokers. No Pets.

Required Income: Tenant Income - £28,800 Guarantor Income (If Required) - £28,800

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)

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band A - Approx. £1547.02 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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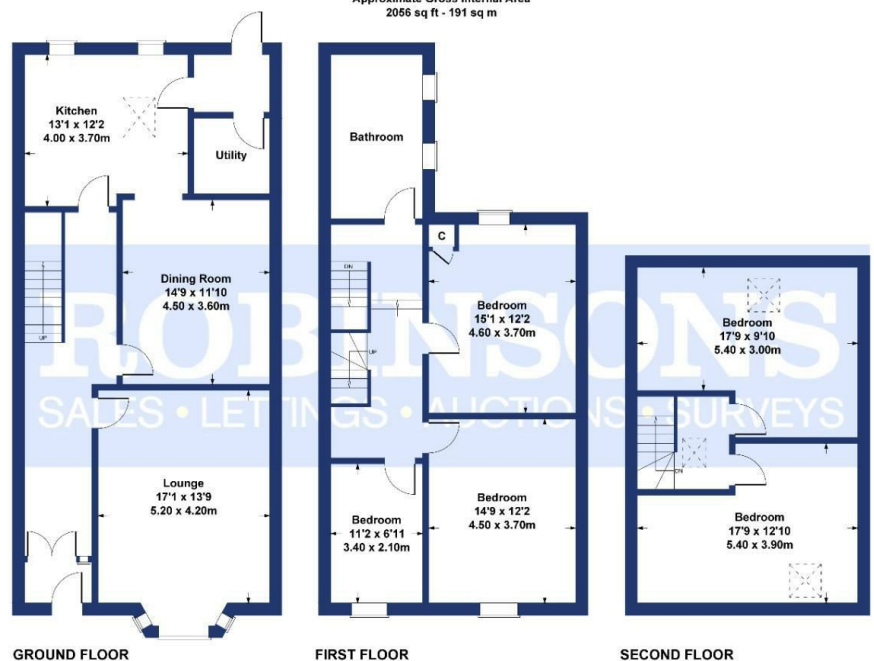
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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