



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

ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS



* 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 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

Property Construction - Standard, non-traditional

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply - Mains

Water Supply – Mains (not metered)

Sewerage - Mains

Heating – Gas Central Heating/Electric/Oil

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - https://www.ofcom.org.uk

Estimated Broadband Download speeds - please refer to the

Ofcom Website - https://www.ofcom.org.uk

Selective licencing area - no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.







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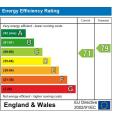
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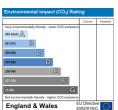
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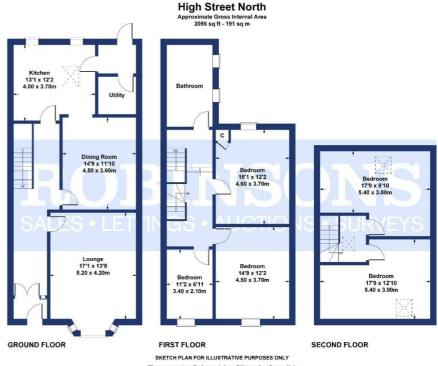
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager







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

Produced by Potterplans Ltd. 2022

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