



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

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.



OUR SERVICES

Mortgage Advice

Conveyancing

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



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 (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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 (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

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



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk