

**STUART
EDWARDS**



Elm Street

Langley Park, Durham DH7 9SU

- Mid Terraced House
- Newly Decorated
- Long - Term Let
- Modern Kitchen & Bathroom
- Garden & Courtyard Area
- 2 Double Bedrooms
- New Flooring
- Pleasant Location
- Gas Combi Boiler

£695 Per Month



Council Tax Band: A
EPC Rating: D

Full Description

****RECENTLY REDECORATED** **2 DOUBLE BEDROOMS** **EXTENDED KITCHEN-DINER** **LONG TERM LET**** We offer to rent on an unfurnished basis this modern, spacious 2 bedroom mid-terraced house, located on a pleasant street in Langley Park. The property is recently redecorated and benefits from modern kitchen & bathroom, neutral carpets, skimmed walls, combi boiler & full uPVC double glazing. EPC Rating D.

Internally, the property comprises: entrance into lounge with stairs to 1st floor & extended kitchen-diner with range cooker to the ground floor. To the first floor, a central landing offers access to the two double bedrooms & modern bathroom. Externally, there is a small garden laid to lawn to the front, and a courtyard to the rear with metal storage shed.

Room Dimensions

Lounge - 16' x 14'
Kitchen - 15'3 x 14'
Bedroom 1 - 11'11 x 11'8
Bedroom 2 - 9'5 x 8'10
Bathroom - 6'3 x 5'6

EPC Information

Important Information

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Website Coverage

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

