



Park View

, Langley Moor DH7 8JU

- MID TERRACED HOUSE
- FULLY FURNISHED USE
- STUDENTS & PROFESSIONALS WELCOME
- AVAILABLE 1ST OCTOBER 2026
- 2 BEDROOMS
- REAR YARD

£900 Per Month

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

****FULLY REFURBISHED** **2 DOUBLE BEDROOMS** **AVAILABLE FULLY FURNISHED** **STUDENTS & PROFESSIONALS WELCOME**** Available October 2026, we are delighted to offer this recently refurbished 2 bedroom mid-terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access. The property is recently fully modernised, including full rewire and re-plumbing with brand new combi boiler, modern grey kitchen, fully tiled bathroom, neutral flooring throughout, full replastering & modern, neutral decorated with blinds & curtains to windows. EPC Rating D.

Internally, the layout comprises: entrance porch, lounge with feature inglenook fireplace, kitchen-diner with modern grey units, rear lobby & fully-tiled bathroom to the ground floor. To the first floor, two double bedrooms are accessed from the central landing. Externally, there is a low maintenance courtyard garden to the front, and an enclosed yard to the rear with brick-built storage for cycles etc.

ROOM DIMENSIONS

Lounge - 14'2 x 14'0
Kitchen-Diner - 11' x 8'6
Bathroom - 8'6 x 5'7
Bedroom 1 - 14'0 x 13'0 max.
Bedroom 2 - 12'6 x 8'0

ADDITIONAL INFORMATION

Available October 2026, professionals & students welcome, available fully furnished with option of extra furniture. Price £900 PCM, deposit £1038.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9943-2859-7297-9491-8845>

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.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

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.

CLIENT MONEY PROTECTION.

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

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

