



Elm Street, Langley Park, DH7 9SU
2 Bed - House - Mid Terrace
£625 PCM

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Situated in the popular village of Langley Park, just a short drive from Durham City Centre, this beautifully refurbished home offers stylish and well-presented accommodation ideal for first-time buyers, downsizers, or investors alike. Benefiting from excellent local amenities, schools, transport links and picturesque countryside walks nearby, the property combines modern living with a convenient village location.

The accommodation features a bright and spacious living room, perfect for relaxing or entertaining guests, with stairs leading to the first floor. To the rear, a contemporary fitted kitchen offers ample storage and workspace, together with room for dining and direct access to the enclosed rear courtyard garden.

Upstairs, the property boasts two generously sized bedrooms, including a spacious master bedroom and a well-proportioned second bedroom that would make an ideal guest room, nursery or home office. A modern family bathroom completes the first floor, finished in a clean and neutral style.

Externally, the home benefits from low-maintenance gardens, gas central heating and double glazing throughout, making it a comfortable and practical choice in a sought-after Durham village location.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - C

BOND £625

Required Earnings: Tenant Income - £22,500.00 Guarantor Income (If Required) - £22,500.00

Agent Notes

Property Construction – Standard

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

Sewerage – Mains

Heating – Gas

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

REDRESS

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



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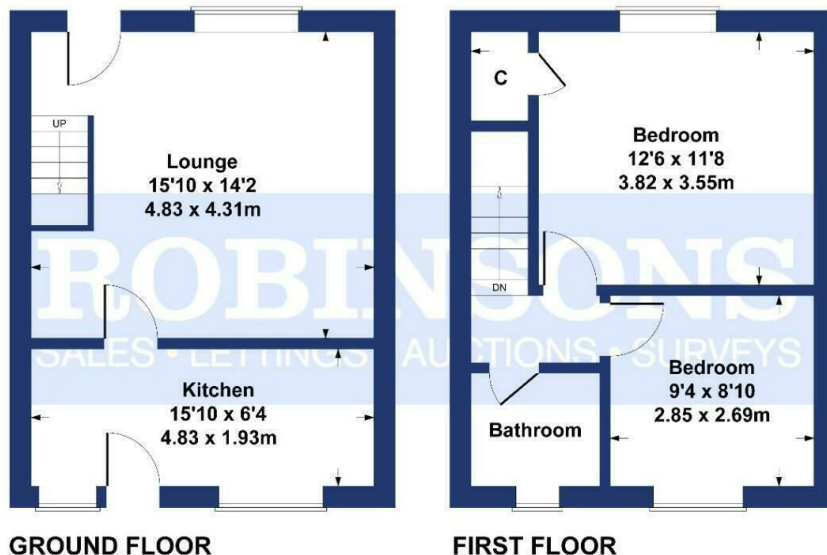
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elm Street
Approximate Gross Internal Area
667 sq ft - 62 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DURHAM

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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.

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



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