



## Oak Street

Langley Park DH7 9ST

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Oak Street

Langley Park DH7 9ST



- Available immediately
- EPC RATING - TBC
- Central village location

- Newly decorated
- Refitted bathroom
- Good road and public transport links to Durham

- Two double bedrooms
- New carpets
- Combi boiler with new radiators

This much improved terraced house with two double bedrooms is centrally located within the sought after village of Langley Park and is available to rent immediately on an unfurnished basis. Having been newly redecorated throughout with new carpets, it is in ready to move in condition.

The floor plan comprises of an entrance hall, living room and spacious open plan kitchen/diner to the ground floor. To the first floor are two well proportioned bedrooms and modern refitted bathroom. Externally there is an enclosed rear yard.

Early viewing is essential to avoid disappointment.

## GROUND FLOOR

### Living Room

16'1" x 12'8" (4.92 x 3.88)

Entered via UPVC double glazed door. With a UPVC double glazed window to the front, stairs leading to the first floor, understairs cupboard and radiator.

### Kitchen/Diner

16'1" x 7'11" (4.92 x 2.43)

Fitted with base and wall units having contrasting worksurfaces incorporating a stainless steel sink and drainer unit, built in stainless steel oven, gas hob with stainless steel extractor and spaces for appliances. Further features include the wall mounted gas central

heating boiler, two double glazed windows to the rear, radiator, recessed spotlighting and UPVC double glazed external door to the rear.

## FIRST FLOOR

### Landing

With loft hatch.

### Bedroom One

16'1" x 11'8" (4.92 x 3.57)

Spacious double bedroom situated to the front of the property with a double glazed window and radiator.

### Bedroom Two

9'1" x 8'10" (2.77 x 2.70)

Well proportioned second bedroom situated to the rear of the property with a double glazed window and radiator.

### Bathroom/WC

6'10" x 5'9" (2.10 x 1.76)

Refitted with a modern white suite comprising of a panelled bath with mains fed shower over and further hand held mixer shower, wash basin set to a vanity unit and WC. Having feature lighting, radiator and a double glazed opaque window to the rear.

## EXTERNAL

To the rear of the property there is a wall enclosed yard with double gates.

## Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

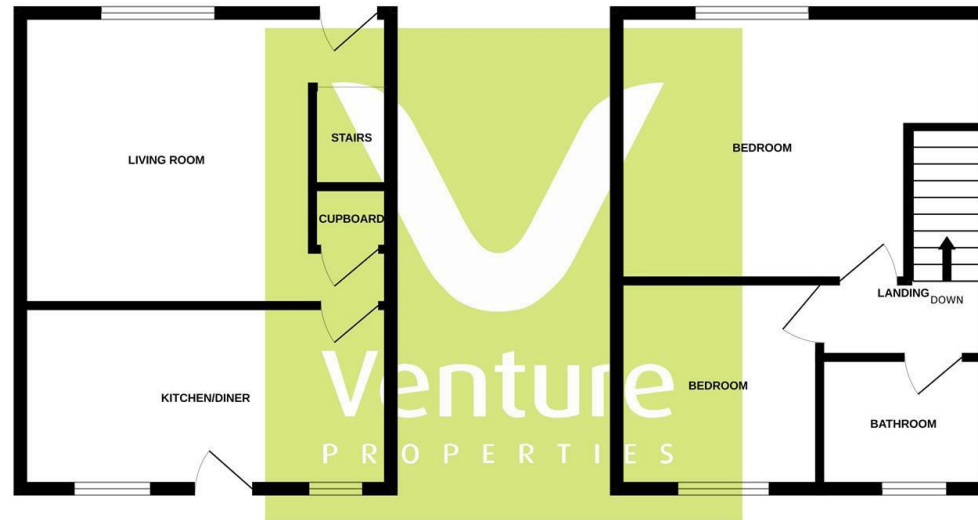
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

## Bond / Deposit

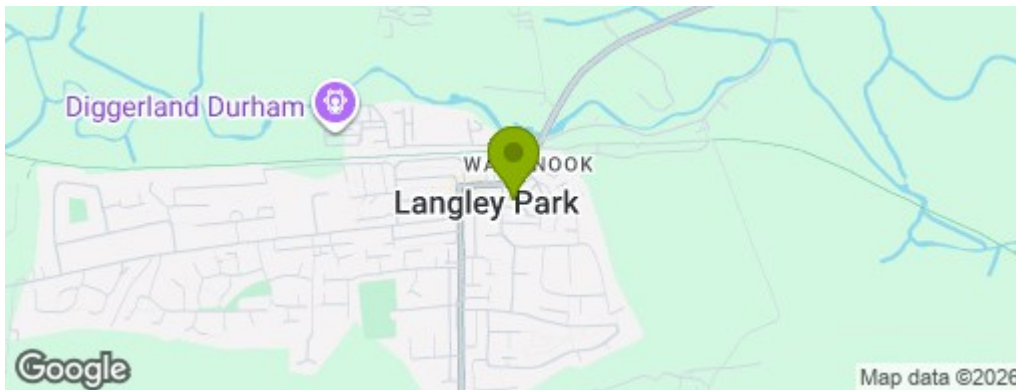
The security deposit (bond) amount is equivalent to 4 weeks rent.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
 Energy Performance Certificate Grade TBC  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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