George Street, Langley Park, DH7 9YL
2 Bed - House - Terraced
£650 Per Calendar Month

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**Recently Refurbished ** Popular Village Location ** Sunny Front Garden ** Enclosed Rear Courtyard with Storage ** uPVC Double Glazing ** Gas Central Heating via Combi Boiler ** Excellent Local Amenities & Transport Links **

Situated within the popular village of Langley Park, this recently refurbished two-bedroom home offers well-presented accommodation throughout, making it an ideal home for a variety of tenants.

The accommodation briefly comprises an entrance hallway leading to two spacious reception rooms, providing flexible living and dining space, together with a modern fitted kitchen. To the first floor are two generous double bedrooms and a contemporary family bathroom/WC.

Externally, the property benefits from an enclosed front garden enjoying a sunny aspect, creating the perfect space for relaxing or entertaining. To the rear is a private enclosed courtyard with useful storage.

Langley Park is a well-established and sought-after village approximately five miles north-west of Durham City. The village offers a wide range of everyday amenities including local shops, schools, cafés and public houses, together with excellent transport links via the A691, providing convenient access to Durham, Consett, the A167 and the wider road network.

Surrounded by the beautiful County Durham countryside, residents can enjoy an abundance of scenic walks and outdoor pursuits, while Durham City offers an extensive range of shopping, leisure and cultural attractions, including the iconic Durham Cathedral and Durham Castle, both recognised as UNESCO World Heritage Sites.

Early viewing is highly recommended.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - C

BOND £650

Required Earnings: Tenant Income - £23,400.00 Guarantor Income (If Required) - £23,400.00

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
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 - metered
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.

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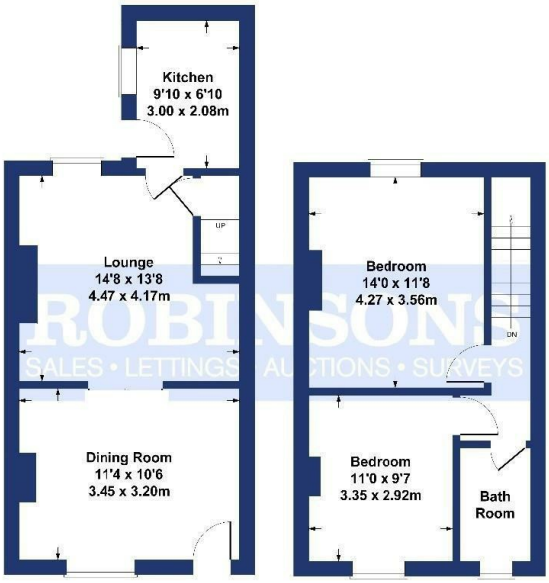
Dedicated Property Manager

George Street

Approximate Gross Internal Area
821 sq ft - 76 sq m

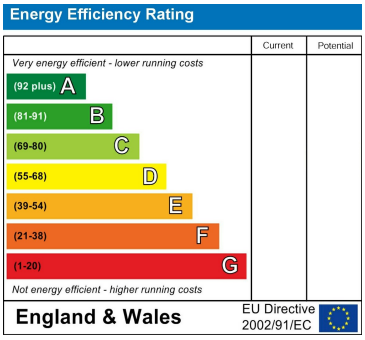


GROUND FLOOR FIRST FLOOR

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



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T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

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WYNYARD
The Wynd
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E: info@ robinsonswynyard.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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