



Halliday Grove, Langley Moor, DH7 8LT
3 Bed - House - Semi-Detached
£800 PCM

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Unfurnished ** Well Presented & Recently Decorated **
Popular & Convenient Location ** Outskirts of Durham City **
Good Road Links & Amenities ** Upvc Double Glazing & GCH
** Gardens, Parking & Garage ** Early Viewing Advised **

The floor plan comprises: entrance lobby, comfortable through lounge and dining room, fitted kitchen (white goods optional), three good size bedrooms and bathroom/WC with white suite and over bath shower. Outside, there are front and rear gardens, driveway and garage.

Langley Moor is a well-connected and increasingly popular village on the outskirts of Durham, offering buyers an excellent balance between convenience and community living. Located just a short distance from Durham City Centre, the area is ideal for those wanting easy access to shopping, dining, employment opportunities, and leisure facilities, while enjoying a slightly more relaxed setting with a strong sense of community. Day-to-day amenities are well catered for, with supermarkets, local shops, schools, healthcare services, and other essential conveniences all close at hand, making everyday life practical and straightforward.

For commuters, Langley Moor is particularly appealing thanks to excellent transport connections. The area benefits from easy access to major road links, providing straightforward travel across Durham and the wider North East, while Durham railway station is only a short journey away, offering direct connections to key destinations across the country. Regular public transport services also connect the area with Durham and surrounding towns and villages, making it a convenient choice for those who rely on buses or commuting into the city. With nearby green spaces, walking routes, and recreational facilities also easily accessible, Langley Moor offers an appealing mix of convenience, connectivity, and lifestyle for a wide range of buyers.

Council Tax Band - B Annual Cost - £1944.42

EPC Rating - D

Required Earnings

Tenant- £28,800.00 Guarentor- £28,800.00

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
Gas Supply - Mains
Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas Central Heating

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



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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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