



# CARVERS

SALES & LETTINGS

Langdale Place  
Newton Aycliffe, DL5 7DY  
Offers over £55,000

House - Terraced



**\*\*HIGH RENTAL YIELD POTENTIAL\*\*** This 3 BEDROOM mid-link property features a SINGLE GARAGE and is offered for sale with NO ONWARD CHAIN. Equipped with gas central heating to radiators and uPVC double glazing the property features an entrance hallway with ground floor WC, living room opening to dining room, kitchen and conservatory. There are three bedrooms to the first floor with bathroom having a separate corner shower cubicle. Externally there is an enclosed garden and a detached garage.



- Ground floor WC
- Conservatory
- Bathroom/WC with separate shower cubicle
- uPVC double glazing & GCH, (rads)
- Healthy rental yield potential
- Living room opening to dining room
- 3 good size bedrooms
- Garage
- No onward chain

### Agents Notes

Tenure:- Freehold  
 Mains gas, (central heating to radiators - boiler installed 2020), electricity & drainage  
 uPVC double glazing throughout  
 Council Tax:- Band A  
 Local Authority:- Durham County Council  
 The property is subject to a Selective Licence which expires in March 2027  
 We would anticipate the property to let for approximately £600-£675pcm which offers a gross yield of between 13/14%

### Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





LANGDALE PLACE, NEWTON AYCLIFFE, DL5 7DY.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooks 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. Made with Metropac ©2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC sq ft

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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