

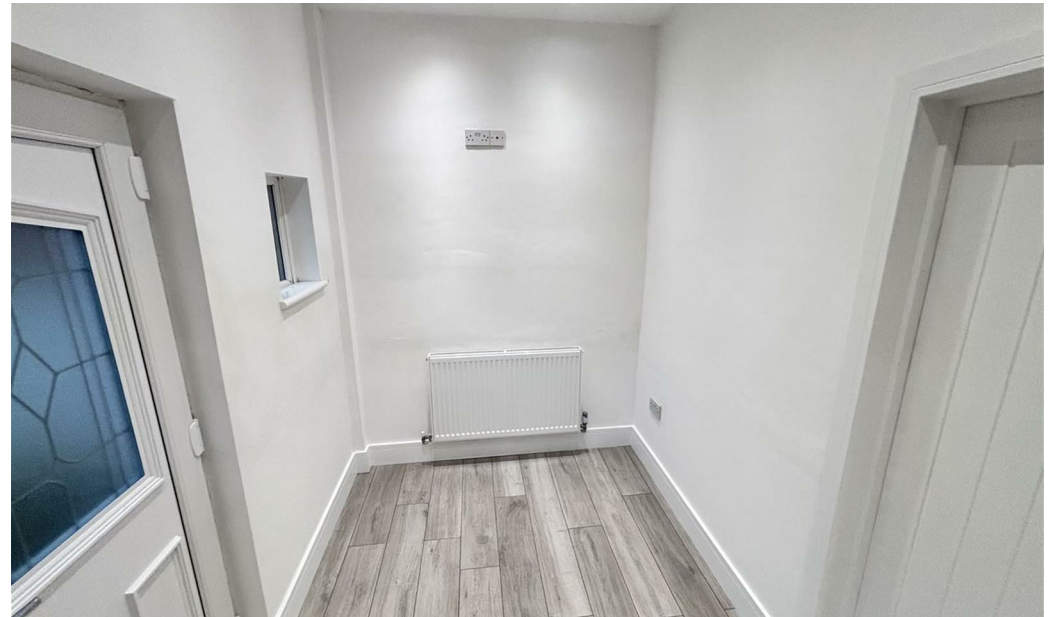


**Elm Street**

Durham DH7 9SU

**£700 Per 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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# Elm Street

Durham DH7 9SU



- Available immediately
- EPC RATING - D
- Combi boiler with new radiators

- Newly refurbished
- Newly fitted kitchen
- Re-wired in 2025

- Two double bedrooms
- Stylish newly fitted bathroom
- New carpets and flooring

Available immediately to let, early viewing of this newly refurbished two bedroom terraced house in the popular village of Langley Park, is highly recommended.

Having a floor plan comprising of an entrance hall, spacious living room and newly fitted kitchen with space to dine. To the first floor are two double bedrooms and a stylish newly fitted bathroom. There are enclosed courtyard style gardens to the front and rear, as well as a brick built outbuilding with power. The property benefits from a combi gas central heating boiler with new radiators, a re-wire in 2025, new carpets and flooring, wired smoke alarms and security system.

Elm Street lies in a central village position, within walking distance to a wide variety of local amenities including a range of shops and a primary school. There are also good road links and regular public transport services to Durham City and surrounding areas.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor and radiator.

### Living Room

15'10" x 14'3" (4.84 x 4.36)

Spacious reception room with a UPVC double glazed window to the front, wall lights and radiator.

### Open Plan Kitchen and Dining Room

15'5" x 6'4" (4.72 x 1.95)

Newly fitted kitchen with a range of wall and floor units having

sensor lighting and contrasting worktops incorporating a sink unit with mixer tap, a built in electric oven and hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include two UPVC double glazed windows to the rear, UPVC double glazed door to the rear yard, a unit housing the combi gas central heating boiler, recessed spotlighting and radiator.

## FIRST FLOOR

### Landing

With access to the loft and recessed spotlighting.

### Bedroom One

12'6" x 12'0" (3.83 x 3.67)

Generous double bedroom with a UPVC double glazed window to the front, radiator and built in storage cupboard with light.

### Bedroom Two

9'4" x 8'9" (2.86 x 2.68)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

6'2" x 5'6" (1.90 x 1.68)

Stylish newly fitted suite comprising of a bath with mains fed shower over, further hand held shower, wash basin set to a vanity unit and WC. Having low maintenance clad walls, a heated towel rail, recessed and feature sensor lighting, a heated illuminated mirror and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a low maintenance garden, whilst to the rear is an enclosed yard with storage shed having power and lighting.

## 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:

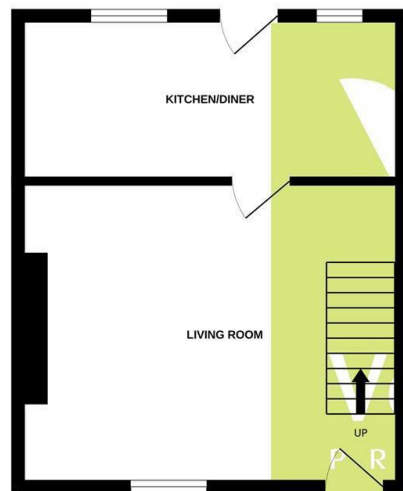
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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

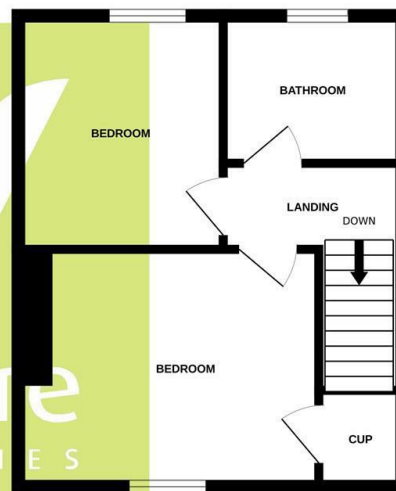
## Bond / Deposit

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

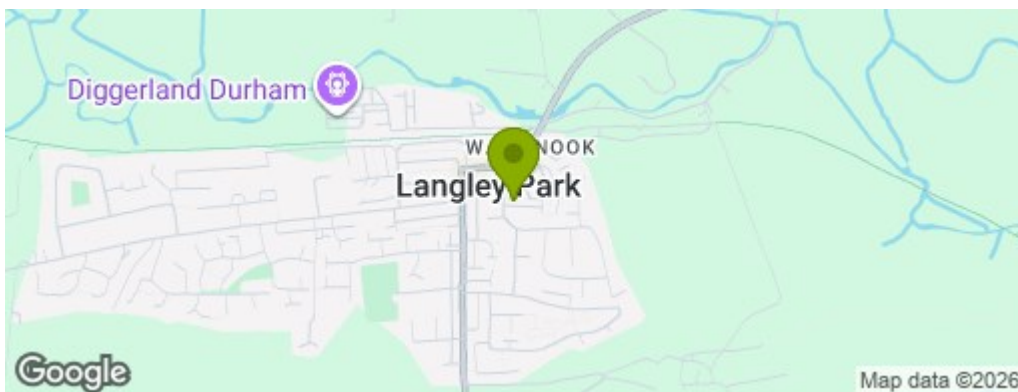
GROUND FLOOR



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 2000 Mbps.

Mobile Signal/coverage: 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 D

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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