

# STUART EDWARDS



## Park View

Langley Moor, Durham DH7 8JU

- Available From July 2026
  - Terraced House
- Lounge & Dining Room
  - Rear Courtyard
  - EPC Rating D
- Students or Professionals Welcome
  - 2 Bedrooms
  - Kitchen & Bathroom
  - Furnished

**£900 PCM**

**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

**\*\*STUDENTS & PROFESSIONALS WELCOME\*\* \*\*AVAILABLE FROM JULY 2026\*\*** We are delighted to offer this modernised, FULLY FURNISHED 2 bedroom terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access. Internally, the property comprises: lounge, separate dining/study room, refitted kitchen and updated bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 bedrooms. To the front of the property is an enclosed courtyard area, and to the rear of the property there is an enclosed courtyard area for storage of bins and bicycles etc. The property has recently undergone modernisation with replacement carpets and redecoration. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

**LOUNGE**

14'0" x 13'9"

**DINING ROOM**

11'0" x 8'4"

**KITCHEN**

11'1" x 7'2"

**BATHROOM**

6'5" x 5'6"

**BEDROOM 1**

13'10" x 12'10"

**BEDROOM 2**

9'11" x 8'0"

**ADDITIONAL INFORMATION**

Available 01st July 2026, professionals & students welcome, available fully furnished with option of extra furniture - landlord is flexible. Price £950 PCM (approx. £110 per person per week based on 2 sharers). £1096 deposit.

**TENANT FEES.**

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

**CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

**EPC INFORMATION**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0524-2852-7097-9998-2381>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

