

STUART EDWARDS



Park View

Langley Moor, Durham DH7 8JU

- Available From October 2025
- 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 **ADVERTISING FOR 25/26 ACADEMIC YEAR** Available from October 2025, 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 October 2025 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished with option of extra furniture - landlord is flexible. Price £900 PCM. £800 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>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuarterwards.com
www.stuarterwards.com

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.

