



## Park View

Langley Moor DH7 8JU

£795 Per Calendar 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Park View

Langley Moor DH7 8JU



- Newly decorated and new carpets
- EPC RATING - D
- Good road links via the A690

- Excellent location close to amenities
- Spacious living accommodation
- In the catchment area for highly regarded schools

- Modern kitchen and bathroom
- Regular public transport services
- Two double bedrooms

Situated in the highly sought after location of Langley Moor, within easy reach of Durham City and local amenities this much improved two bedroom end terrace home is in a ready to move in to condition perfect for single occupants, couples or a small family.

The property is neutrally decorated throughout and provides modern accommodation that comprises of an entrance vestibule, living room, dining room and contemporary refitted kitchen with stainless steel appliances. To the first floor is a generous double bedroom, further well proportioned bedroom and modern refitted bathroom. Externally there is an enclosed garden to the front and a yard to the rear.

The property is within the catchment area of highly regarded schools including Durham Johnston. It also has good road links for commuting via the A690 and a regular public transport service.

Properties of this nature prove very popular, therefore early viewing is highly recommended.

## GROUND FLOOR

### Entrance Vestibule

Entered via composite door. Leading through to the living room.

### Living Room

14'2" x 13'11" (4.34 x 4.26)

Having a UPVC double glazed window to the front of the property, radiator and arch leading to the dining room.

### Dining Room

8'5" x 7'8" (2.57 x 2.36)

Having a UPVC double glazed window to the rear, radiator and telephone point.

### Kitchen

16'5" x 7'0" (5.02 x 2.15)

Open plan to the dining room creating a fantastic space for entertaining the recently refitted kitchen comprises of a range of base and wall units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven, electric hob and washing machine. Further features include a UPVC double glazed window to the rear, door to the side and radiator.

## FIRST FLOOR

### Landing

Storage cupboard with gas central heating boiler.

### Bedroom One

13'10" x 12'10" (4.23 x 3.93)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

9'10" x 7'10" (3.00 x 2.39)

Well proportioned second bedroom with a UPVC double glazed window to the rear, coving and radiator.

### Bathroom/WC

6'11" x 6'11" (2.13 x 2.11)

Fitted with a stylish white suite comprising of a panelled bath with shower over, pedestal hand wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splashbacks and radiator.

## EXTERNAL

To the front of the property is an enclosed garden. To the rear is a wall enclosed yard.

## AGENTS NOTE

Please note that we await new internal photos. The property will be decorated and new carpets laid prior to the commencement of any new tenancy.

## 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.

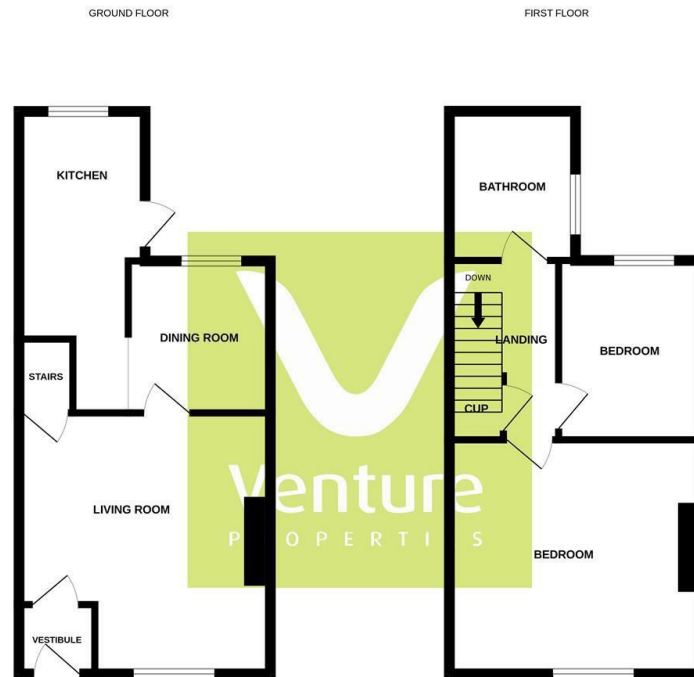
You will lose your Holding Deposit if any of the following occurs:

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.

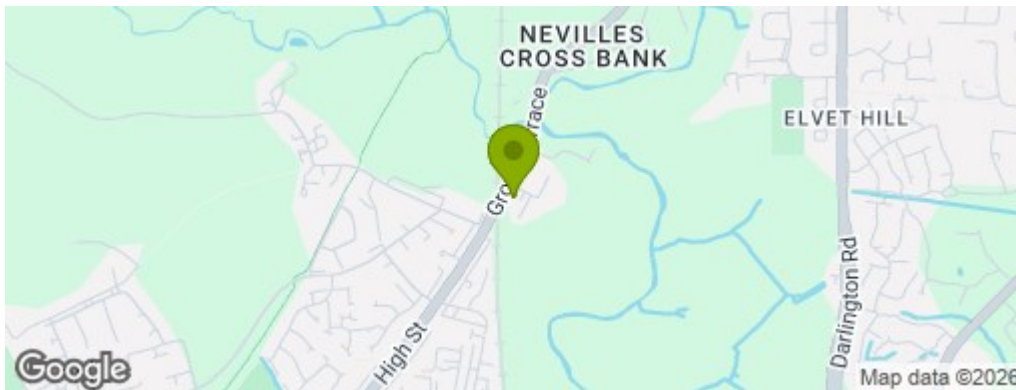
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

## Bond / Deposit

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



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 misstatement. 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 10000 Mbps.

Mobile Signal/covrage: 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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