



Hylton Close, Langley Park, DH7 9FJ
3 Bed - House - Detached
£800 Per Calendar Month

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A well-presented three-bedroom detached home enjoying fantastic open countryside views to the rear. Tucked away within a popular cul-de-sac in Langley Park, the property is conveniently located close to local amenities.

The home benefits from double glazing and gas central heating. Internally, the accommodation briefly comprises a welcoming hallway, lounge, dining room, kitchen and sun room. To the first floor are three well-proportioned bedrooms and a family bathroom/WC with over-bath shower.

Externally, the property offers gardens to the front and rear, along with a driveway providing off-road parking.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway, providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals. The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside. Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications: Pets Considered (additional £25PCM for pet rent), No Smokers

Required Earnings: Tenant Income - £28,800 Guarantor Income (If Required) - £30,800

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agents Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



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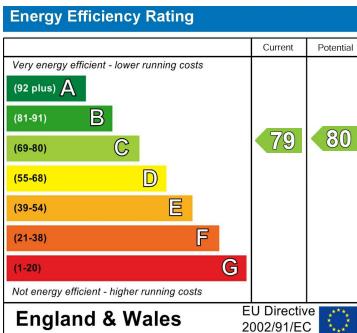
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