

2 bed terraced house to rent in

Quebec Street, Langley Park, Durham, Durham, DH7 9XA

£495 pcm

x 2 x 1 x 2

On Street parking

Unfurnished

Property features

- Village Location
- New Carpets
- First Floor Bathroom
- Close to Local Amenities
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to present to the market this lovely two-bedroom terraced property, situated in the popular village of Langley Park.

The property briefly comprises an entrance hallway leading into a spacious living room. To the rear, there is a second generously sized reception room and a fitted kitchen, which provides access to the rear yard.

To the first floor, the property offers two well-proportioned double bedrooms, a family bathroom and a separate WC. The bedrooms and living rooms have also benefited from laid carpets and flooring.

Langley Park is a popular village located approximately five miles from Durham City Centre and offers a variety of local amenities, including shops, public houses, takeaways and hairdressers.

Early viewing is highly recommended to avoid disappointment. For further information or to arrange a viewing, please contact our Durham branch today to register your interest.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £520.00

Rent: £495 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance Hallway

Entrance through UPVC door into the entrance porch that gives access to the living room

Living Room

Large living room to the front of the property that is neutrally decorated, benefitting from new carpets that have just been put in.



Reception Room Two

Another large living room that has a feature fireplace and double glazed window that backs onto the rear yard. There is also a gas radiator and this room gives access to the kitchen.



Kitchen

Neutrally decorated top and base units, with a double glazed window above the kitchen sink. There is also access to the rear yard.



Bedroom One

Large double bedroom towards the front of the property, overlooking the village, with double glazed window and gas radiator. Newly fitted carpets to the floor.



Bedroom Two

Double bedroom with double glazed window overlooking the rear yard.



Bathroom

Bathroom suite with hand basin and bath, with frosted glass window

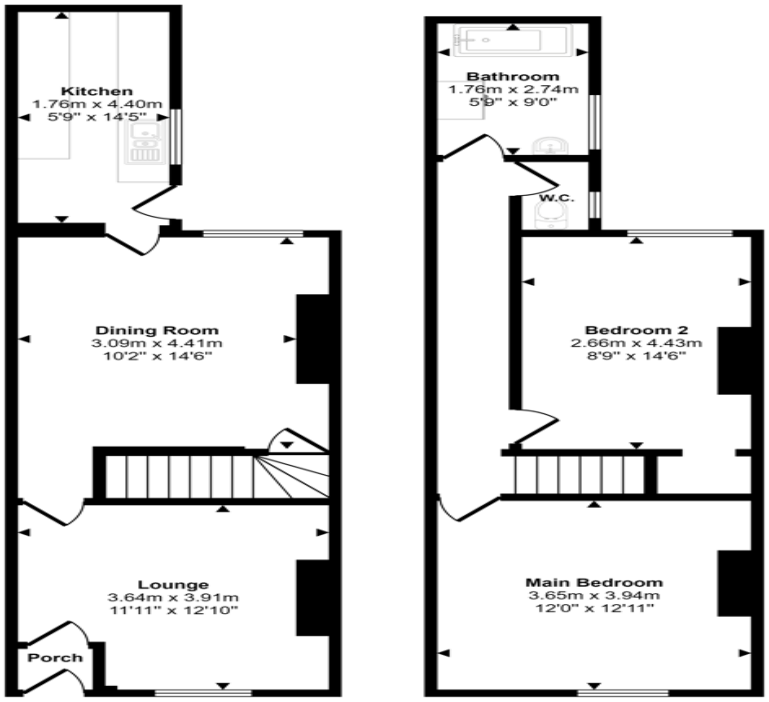


WC

Separate WC to the main bathroom, with gas radiator and frosted glass window



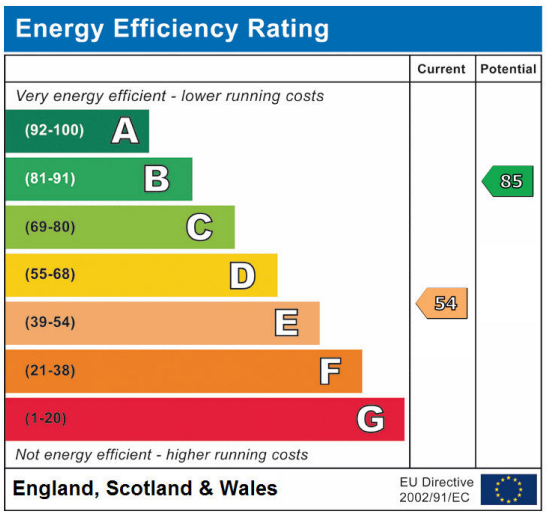
Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Quebec Street, Langley Park, Durham, Durham, DH7 9XA

Contact your local branch today for more information on this property:

Suite 1 Commerce House , Durham, County Durham, DH1 5TS, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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.