

Yarm Road, Darlington, DL1 1XE
Offers in excess of £300,000



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Council Tax Band: D

**** VURV estates ** The Art of Property - announce a rare opportunity to acquire this amazing home conveniently positioned on Yarm Road in the charming town of Darlington. This impressive semi-detached property, built in 1851, offers a splendid blend of historical architecture and modern comforts. With its grand design, high ceilings, and spacious rooms, this property is a true testament to family living.**

The home boasts three generously sized double bedrooms, ensuring ample space for family and guests alike. The principal bedroom features a luxurious ensuite, while the family bathroom has been tastefully upgraded to provide a touch of elegance. The two reception rooms are perfect for entertaining, both equipped with inviting log burners, with the principal room showcasing a stunning inglenook fireplace that adds character and warmth. With fantastic curb appeal this double fronted home enjoys four bay windows to the front aspect all with plantation shutters.

Rear of the ground floor you will find a large kitchen/breakfast room, the heart of many homes, a useful further kitchen/utility area and ground floor WC. The extended conservatory invites natural light into the home, creating a delightful space to relax and enjoy the views of the expansive rear garden. This outdoor area is a true highlight, featuring a timber gazebo and a larger-than-average garden bar/games room, making it an ideal setting for gatherings and leisure activities.

Parking is a breeze with space for up to six vehicles, complemented by a double garage, ensuring convenience for families with multiple cars. This property has been significantly improved with little regard for cost, making it a perfect choice for those seeking a large-scale family home with both charm and functionality. It's convenient location adds to its appeal with Darlington train station & Town Centre both within walking distance. Convenient transport links can also be found within a short drive to the A66 & A1(M).

In summary, this property on Yarm Road is not just a home; it is a lifestyle choice, offering a harmonious blend of space, comfort, and outdoor enjoyment. It is a rare find in the heart of Darlington, ready to welcome its new owners.

Please note: Overall sq ft to be considered a guide only and includes Double garage & Garden room/bar. Gas central heating. To the main house: uPVC double glazed windows plus wooden double glazed Velux to the third bedroom and uPVC French doors, plus composite front and rear doors.

Ground floor

Light and airy hallway running front to rear giving a fabulous first impression from entering through the front door. Principal reception room great for entertaining with a stunning Inglenook style fireplace with log burner. Separate dining room, currently used as a sitting room/office also featuring a log burner. Kitchen/breakfast room with large breakfast island (Not fitted), generous range of units, granite work surfaces, gas range cooker with chimney style extractor, Belfast sink unit, two attractive arch windows and an integrated fridge/freezer. Open aspect to a further kitchen/utility area and ground floor WC. The utility area enjoys further work surfaces, an integrated washing machine, cupboard housing the

Worcester Combi boiler, and French doors leading to the conservatory extension, which is fully uPVC double glazed with tile flooring and French doors to the garden.

First floor

Spacious landing opening to all first floor accommodation enjoying three double bedrooms. Bedrooms One & Two both with bay windows flooding the rooms with natural light, the principal bedroom enjoying a contemporary ensuite which was fitted in 2022. Complementing, the bedrooms is an impressive luxurious, 'oversized' family bathroom which must be viewed to be appreciated, featuring a double walk-in shower, roll-top bath and bespoke vanity unit & basin.

Externally

Commanding a substantial plot to the rear. Forecourt to the front and driveway for parking with gated access to the right hand side to substantial parking ideal for multiple vehicles or a caravan/motorhome, leading to the double garage with electric up & over, lighting and power for further secure parking or storage. Large patio area with a quality timber gazebo which can be enjoyed all year round as well as the larger than average garden bar/games room which is fully equipped with a fitted oak bar. Rear south facing garden is a good size lawn area and small second patio area.

Please note:

Council tax Band - D

Tenure - Freehold

EPC Rating: TBC

Total sq ft to be considered guide only, and includes double garage & garden room.

VURV estates 'The Art of Property'

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance hallway

Lounge

13'11" x 13'5" (4.25 x 4.10)

Separate dining room/office

13'7" x 13'1" (4.16 x 3.99)

Kitchen/breakfast room

18'4" x 13'8" (5.59 x 4.18)

Kitchen/utility area

8'6" x 7'0" (2.60 x 2.14)

Ground floor WC

Conservatory

9'6" x 12'11" (2.91 x 3.96)

First floor landing

Principal bedroom

16'11" x 13'2" (5.18 x 4.02)

En suite

Second bedroom

14'0" x 13'3" (4.29 x 4.04)

Third bedroom

9'11" x 14'0" (3.03 x 4.29)

Family bathroom

13'11" x 10'5" (4.25 x 3.20)

Externally

Rear garden

Garden bar/games room

21'1" x 10'11" (6.43 x 3.33)

Double garage

20'6" x 19'8" (6.26 x 6.01)

Rear elevation





Yarm Road

Approximate Gross Internal Area: (2530 sq ft - 235 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC