

Leaffield Road, Darlington, DL1 5DF
Offers in the region of £119,995



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Council Tax Band: A

**** VURV estates ** The Art of Property -**

This delightful mid-terrace home on Leaffield Road presents an excellent opportunity for first-time buyers or investors. Priced to sell, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is a beautifully appointed kitchen, complemented by a stunning multi-fuel stove in the dining room, creating a warm and welcoming atmosphere.

The property features three well-proportioned bedrooms, providing ample space for family living. Additionally, the loft has been significantly improved, offering valuable storage.

Conveniently located, this home is within walking distance of Darlington train station, making commuting a breeze. The vibrant town centre is also nearby, offering a variety of shops, cafes, and amenities. For those who appreciate nature, the picturesque South Park is just a short stroll away, providing a lovely setting for leisurely walks or family outings.

This property is not only a charming residence but also a sound investment opportunity in a popular area. With its appealing features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home and contact VURV estates today.

It features uPVC double glazing plus two wooden double glazed Velux windows in the loft and Gas central heating via a 'Combi' boiler, which is situated in the second bedroom cupboard.

Ground Floor
Entrance hallway with open spindle balustrade leading to the first floor. Lounge located to the front of the ground floor with bay window flooding the room with natural light and doors opening to a fabulous dining room with open aspect to the kitchen. The dining room enjoys a feature multi-fuel stove which was fitted in 2023, the kitchen also refitted to a high standard providing an excellent range of modern units and integrated gas hob, chrome extractor, double electric oven, fridge/freezer, and dishwasher.

First floor
Landing opening to three bedrooms, two doubles and a single along with a family bathroom with white suite. From the second bedroom, there is access to the significantly improved loft ideal for storage featuring two Velux windows, lighting and power.

Externally
Pleasant forecourt to the front and south facing enclosed yard to rear featuring a power point and outside store.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only.

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
10'2" x 12'7" (3.10 x 3.86)

Dining room
15'9" x 11'6" (4.81 x 3.53)

Kitchen
5'10" x 9'2" (1.80 x 2.8)

First floor landing

Principal bedroom
9'8" x 12'10" (2.96 x 3.92)

Second bedroom
10'2" x 11'6" (3.11 x 3.51)

Third bedroom
5'10" x 5'7" (1.80 x 1.72)

Bathroom

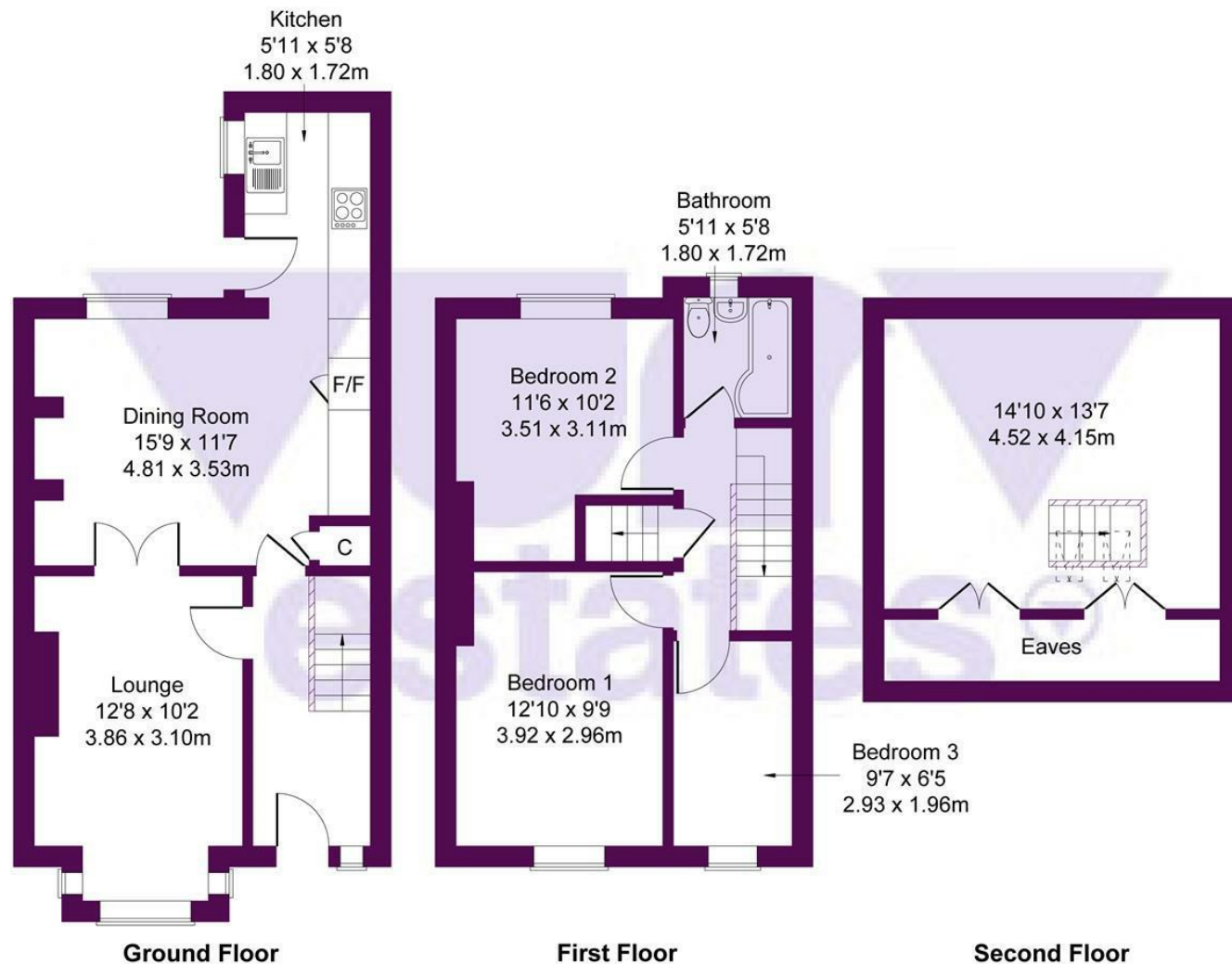
Attic storage room
14'9" x 13'7" (4.52 x 4.15)

Rear yard



Leafield Road

Approximate Gross Internal Area: (1076 sq ft - 100 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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC