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7, Harewood Hill,  
Darlington, DL3 7HY  
**Asking price £315,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



Located on the edge of the popular "Green Park," this home is ideally situated for those who appreciate the beauty of nature while still being close to local amenities. This property is a rare find, combining historical charm with modern living, making it a must-see for anyone looking to settle in this desirable area of Darlington.

Tucked away in the charming area of Harewood Hill, this semi-detached house offers a blend of modern convenience and classic elegance. With its generous living proportions dating back to the bygone Georgian era, this property is perfect for families seeking both space and style.

Upon entering, you will be amazed by the vast Georgian Hallway and large inviting reception room that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the recently fitted new kitchen, combining contemporary design with functionality, making it an ideal setting for the culinary enthusiast.

The property boasts three well-appointed bedrooms, comfort for all family members. Additionally, there are two bathrooms for convenience and privacy. A bonus feature of this home is the large converted attic room, which presents an excellent opportunity for a teenager's retreat or a private study.

The exterior of the property is equally impressive, featuring a well-established garden to the front, perfect for outdoor activities and enjoying the fresh air. Furthermore, the spacious basement offers fantastic extra space, for storage.

Located on the edge of the popular "Green Park," this home is ideally situated for those who appreciate nature while still being close to local amenities only a short walk away. This property is a rare find! Combining historical charm with modern living, making it a must-see for anyone looking to settle in this desirable area of Darlington.







- Georgian Proportions
- Good Size established Garden to the front
- Large Basement for storage
- New Kitchen
- Huge Hallway and grand staircase
- Located on the edge of Green Park, minutes from town
- Bonus Attic room
- Additional unused land opposite, ideal for a garage STCA
- Large Living area

**GENERAL INFORMATION:**  
 Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding E)









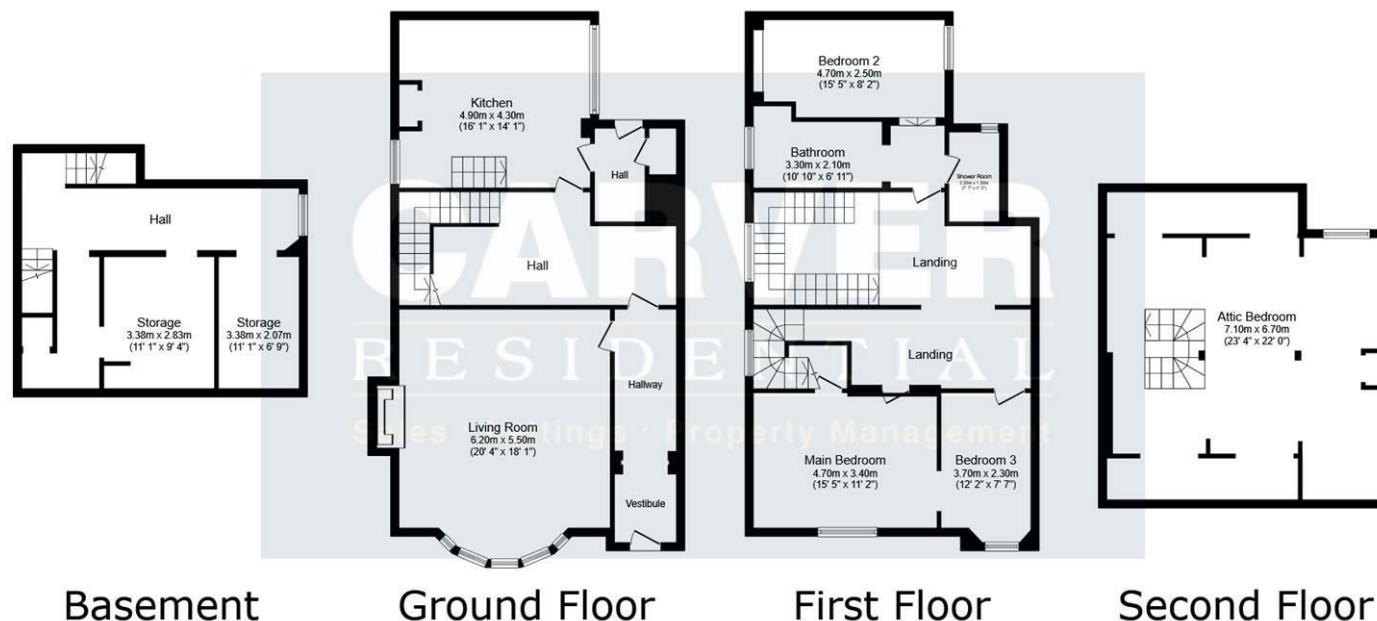












Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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