



**\*\* SOLD WITH A SITTING TENANT \*\***

**\*\* MODERN DEVELOPMENT \*\* \*\* GOOD TRANSPORT LINKS \*\* \*\* EN-SUITE FACILITIES \*\***

MODERN FIRST FLOOR APARTMENT located on the popular West Park development to the outskirts of town within easy reach of local amenities on the development and excellent transport links to the A1(M). Cockerton village is also within walking distance.

The property is being sold with a sitting tenant, the rental income will be £500 per calendar month.

It benefits from a security intercom entry system, allocated parking to the rear and en-suite facilities to the master bedroom. The windows are uPVC double glazed, gas central heating and both the lounge and master bedroom having French doors to a Juliet style balcony.

Please Note: Council tax band B. Leasehold basis. EPC Band B  
Please contact Smith & Friends to arrange a viewing

**Hubback Square, Darlington, DL2 2FH**

**2 Bed - Apartment**

**Offers In The Region Of £85,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Hubback Square, Darlington, DL2 2FH



In brief the accommodation comprises of a communal entrance, apartment entrance hallway with intercom entry system, useful storage cupboard, spacious reception room which also allows space for a table and chairs with a window to the rear elevation and French doors to the front leading to a Juliet style balcony. There is also an open aspect to the modern fitted kitchen with split level cooking facilities and plumbing for an automatic washing machine. There are two double bedrooms, the master with en-suite including a double shower cubicle and French doors to the second Juliet style balcony and a bathroom/w.c. with well equipped white suite.

Externally there is allocated parking to the rear.

## ENTRANCE HALL

### LOUNGE

17'6x17'2 (5.33mx5.23m)

### KITCHEN

8'6x5'7 (2.59mx1.70m)

### BEDROOM

11'5x11'4 (3.48mx3.45m)

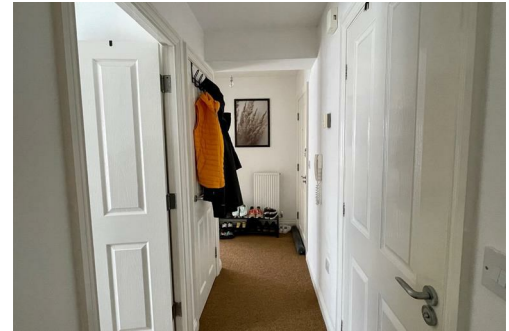
### EN-SUITE

### BEDROOM

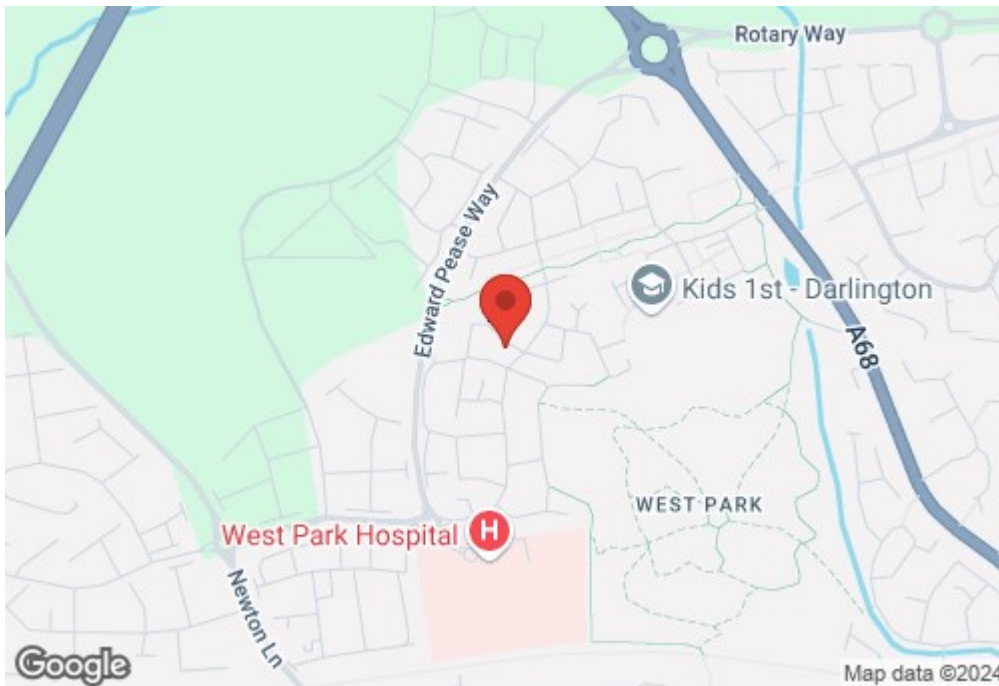
11'6x8'11 (3.51mx2.72m)

### BATHROOM/W.C.

### FRONT EXTERNAL



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# Hubback Square

Approximate Gross Internal Area  
797 sq ft - 74 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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