



**** SPACIOUS FIRST FLOOR APARTMENT ** ** WEST END LOCATION ** ** ALLOCATED PARKING SPACE **
** NO ONWARD CHAIN ****

We are pleased to offer for sale this two bedroom first floor apartment which is situated in a quiet separate block with allocated parking and surrounded by lush greenery. Situated on the modern Scholars Park development in the ever popular West End of Darlington. It lies within walking distance of the town centre and there are good transport links to the A1(M).

This apartment is within walking distance of the town centre benefits from gas central heating and uPVC double glazed windows.

This property is one of the largest apartments in the development and therefore we highly recommend an early viewing to avoid disappointment. This property also benefits from integrated dishwasher, washing machine and fridge/freezer.

Please Note: Council tax band C. Leasehold basis. EPC Band C
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**York House, Scholars
Park, Darlington, DL3 7FE
2 Bed - Apartment
£120,000
EPC Rating: C
Council Tax Band: C**



**SMITH &
FRIENDS**
ESTATE AGENTS

York House, Scholars Park, Darlington, DL3 7FE



Comprises: Communal entrance hall, entrance hallway, lounge/diner with uPVC double glazed French doors leading to a Juliet style balcony, feature wall mounted contemporary electric fireplace and wood style laminate flooring, kitchen with a comprehensive range of fully integrated fitted appliances, gas hob, electric oven and cooker hood, stainless steel sink with mixer tap and double glazed window. There are two double bedrooms, bathroom w.c. with a modern white suite comprising of a panelled bath with overhead shower, wash hand basin and low level w.c., communal gardens and allocated parking.

COMMUNAL HALLWAY

RECEPTION HALLWAY

LIVING ROOM

13'4" x 15'10" (4.08 x 4.85)

KITCHEN

10'0" x 9'8" (3.05 x 2.97)

BEDROOM ONE

9'10" x 13'8" (3.0 x 4.17)

BEDROOM TWO

8'5" x 12'0" (2.59 x 3.66)

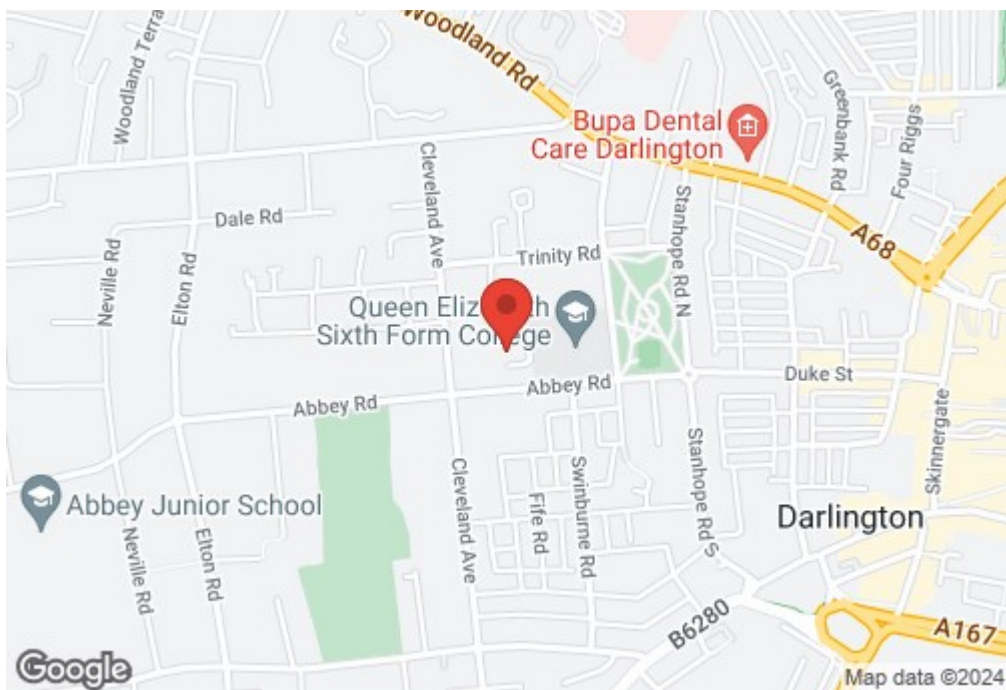
BATHROOM/W.C

7.1 x 6.3 (2.13m.0.30m x 1.83m.0.91m)

FRONT EXTERNAL



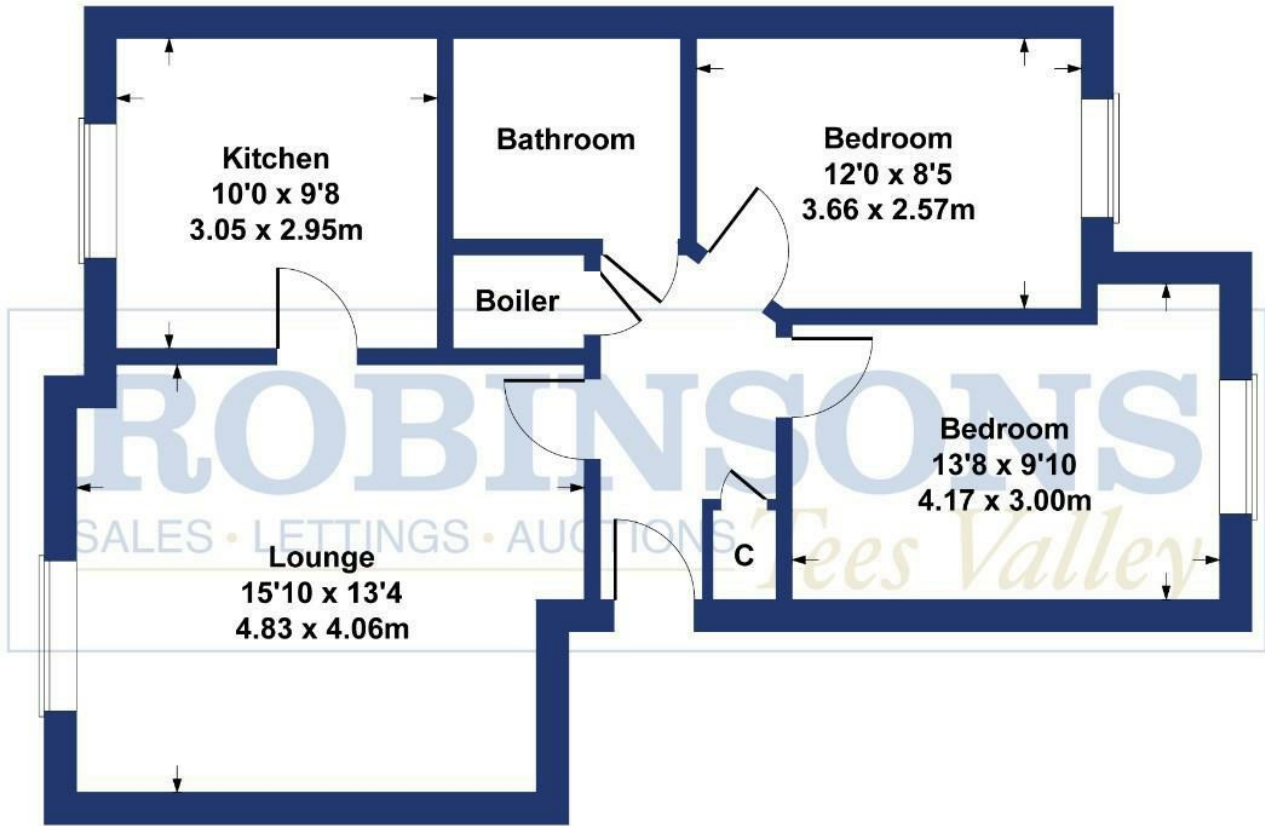
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www.smith-and-friends.co.uk

York House

Approximate Gross Internal Area
662 sq ft - 62 sq m



GROUND FLOOR

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) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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