



**Leyburn Road**

Darlington DL1 2ET

**Offers Over £155,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Leyburn Road

## Darlington DL1 2ET



- Three Bedroom
- Gardens
- Council Tax Band B

- Mature Style Semi Detached
- Must Be Seen Internally

- Two Reception Rooms
- Epc Grade D

Nestled in the sought-after Harrowgate Hill area of Darlington, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-proportioned bedrooms are perfect for families or those seeking extra space for a home office or guest room. The mature gardens at both the front and rear of the house create a serene outdoor environment, ideal for enjoying the fresh air or hosting summer gatherings.

This home is situated in a popular location, making it an excellent choice for those looking to settle in a friendly community with easy access to local amenities. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone seeking a new home in Darlington.

### Reception Hallway

The entrance door opens into the reception hallway, which has the staircase leading to the first floor and access into the Dining area.

### Lounge

16'10 x 12'5 (5.13m x 3.78m)

Being light and bright having a UPVC bay window to the front aspect, there is a gas fireplace to cast a cosy glow when needed. The room is open plan to the kitchen/dining area.

### Dining Room

10'6 x 9'10 (3.20m x 3.00m)

Easily accommodating a large family dining table and having a UPVC door leading to the rear garden.

### Kitchen

9'10 x 9'7 (3.00m x 2.92m)

Fitted with an ample range of white wall floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include a electric oven and induction hob with extractor fan. There is a UPVC window to the front aspect.

### First Floor

### Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

A spacious master bedroom having a UPVC window to the front aspect.

### Bedroom Two

9'0 x 8'0 (2.74m x 2.44m)

Having a UPVC window to the rear.

### Bedroom Three

10'7 x 6'7 (3.23m x 2.01m)

A sizeable single bedroom having a UPVC window to the front aspect.

### Shower room/W.C

Fitted with a white suite to include a corner shower cubicle with mainsfed shower. There is a pedestal hand basin, low level WC and a UPVC window to the rear.

### Externally

The front of the property is paved to allow for off street parking. There is access to the rear garden via a gate.

The rear garden is mainly laid to lawn having a patio seating area and separate brick built Garage and two further sheds for storage.

### Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

818 ft 2 / 76 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

60 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Tenure

Freehold

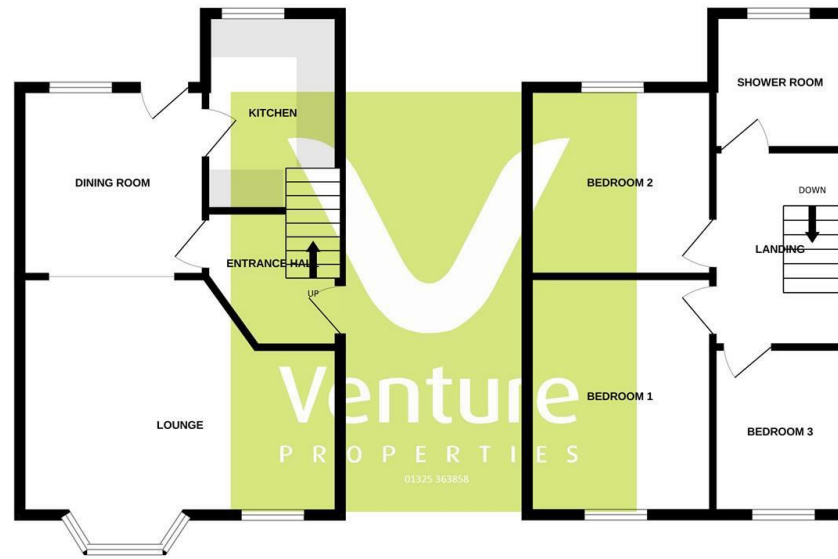
### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



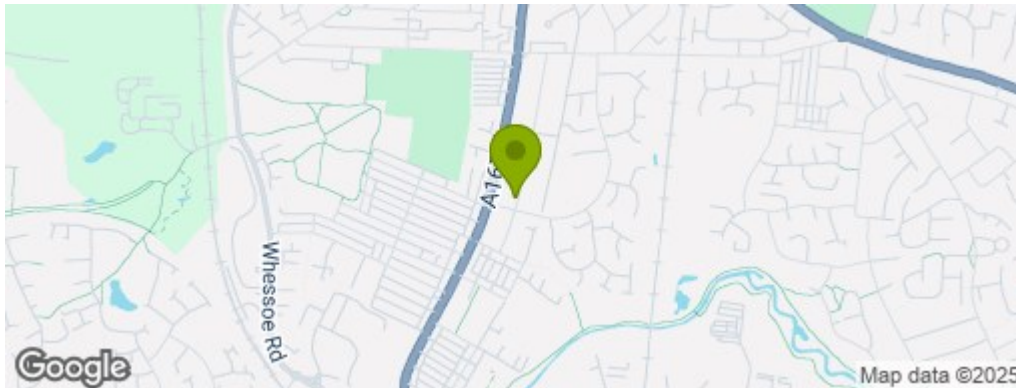
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Netmap ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)