



**\*\* FIRST FLOOR APARTMENT \*\* \*\* TWO BEDROOMS \*\* \*\* PRESTIGIOUS WEST END LOCATION \*\* \*\* TWO BATHROOMS \*\* \*\* REDECORATED THROUGHOUT \*\* \*\* CLOSE TO COCKERTON VILLAGE \*\* \*\* ALLOCATED PARKING \*\* \*\* VIEWING HIGH RECOMMENDED \*\***

A two bedroom/ two bathroom first floor apartment located on this exclusive development just off Carmel Road North in the highly sought after West End of Darlington within easy walking distance of Cockerton Village with its excellent shopping and leisure facilities.

Newly redecorated throughout with double glazed windows, gas central heating, Karndean flooring to most rooms and allocated parking. Viewing is high recommended.

The accommodation comprises: Entrance Hall, open plan Lounge/ Kitchen, Lounge with large bow window giving pleasant views to the front and excellent fitted Kitchen with built in double oven and halogen hob, fridge, freezer and washing machine, Bedroom 1 with two double fitted wardrobes and excellent En Suite Shower Room/ wc, Bedroom 2 and family Bathroom/ wc.

Externally there are beautiful, mature and well tended communal gardens, one allocated car parking space and ample visitor parking.

Unfurnished/ No smokers/ No pets.

REQUIRED EARNINGS. TENANT: £ 22,500. GUARANTOR IF REQUIRED: £27,000.

( Application is subject to a holding fee - Please refer to our website for further details )

**Yew Lodge, Greystones Drive, DL3 9TN**

**2 Bedroom - Apartment**

**£750 Per Calendar Month**

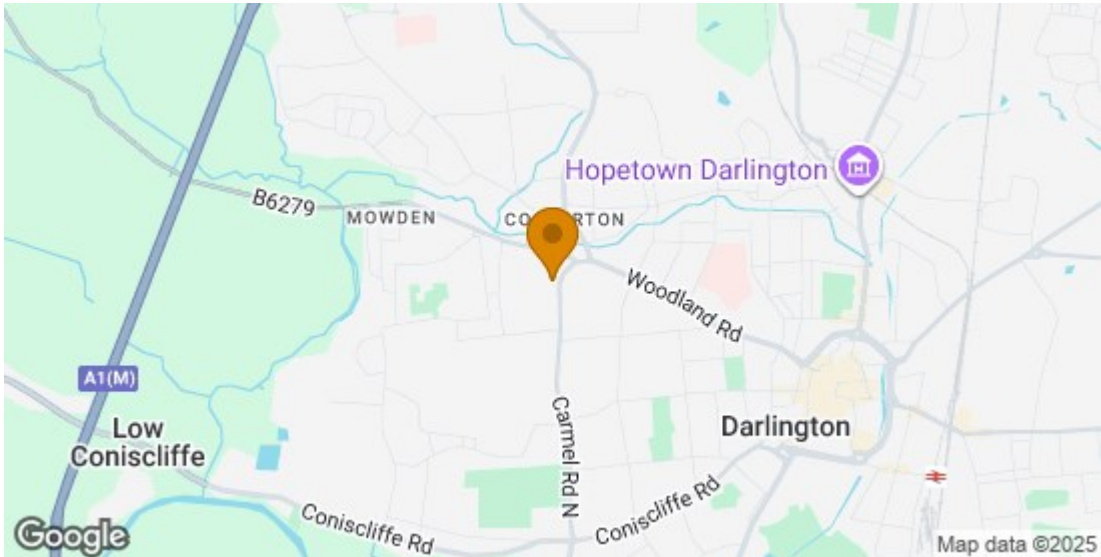
**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: C**



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 71      | 76        |
| EU Directive 2002/91/EC                     |         |           |

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

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