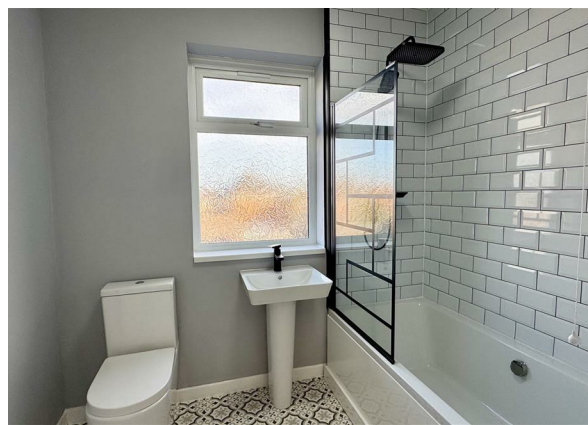


North Road, Darlington, DL1 3AF
Offers in the region of £187,500

estates⁴
'The Art of Property'



North Road, Darlington, DL1 3AF

Offers in the region of £187,500

Council Tax Band: B

Welcome to 'Harrowgate House', located in the ever popular HARROWGATE HILL area. This home presents an exceptional opportunity for families seeking a spacious and modern home, with three well-proportioned bedrooms, and having been meticulously improved and refurbished by the current owner, ensuring a delightful living experience.

Brought to the market with NO ONWARD CHAIN with recent upgrades including a full electrical rewire and a new central heating system, complete with new pipework and a boiler installed in 2025. The property benefits from double glazing, with many windows recently replaced, ensuring energy efficiency and comfort throughout the year.

As you approach the house, you will appreciate its attractive setting, set back from the road and featuring a lovely front garden. The private rear yard offers a space for relaxation, while the driveway and garage, accessible from the rear, provide convenient parking options.

Step inside to discover a deceptively spacious interior that boasts a large and inviting entrance hallway, leading to two generous reception rooms perfect for family gatherings or entertaining guests. The modern kitchen features oak worktops, while the contemporary bathroom adds a touch of luxury to daily routines. The property has undergone extensive redecoration, with new flooring and some replastering enhancing its appeal. The loft space has been significantly improved, offering additional versatility, with the two large double bedrooms and a good-sized single bedroom ensure ample accommodation for family and guests.

Situated to the north of Darlington, Harrogate Hill is a popular residential area offering a great balance of convenience and community. The area benefits from a range of local amenities, including shops and supermarkets, with a choice of reputable primary and secondary schools also nearby. Excellent public transport links provide quick and easy access to Darlington town centre and surrounding areas. For commuters, the A66 & A1(M) are both easily accessible, connecting residents to Durham, Teesside, and beyond.

Offered with no chain, making it an ideal choice for those looking to move in without delay. With its blend of modern amenities and spacious living areas, this property is a must-see for anyone seeking a family home in Darlington.

Please note:
Council tax Band - B
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing

strategies! Property appraisals available 7 days a week!

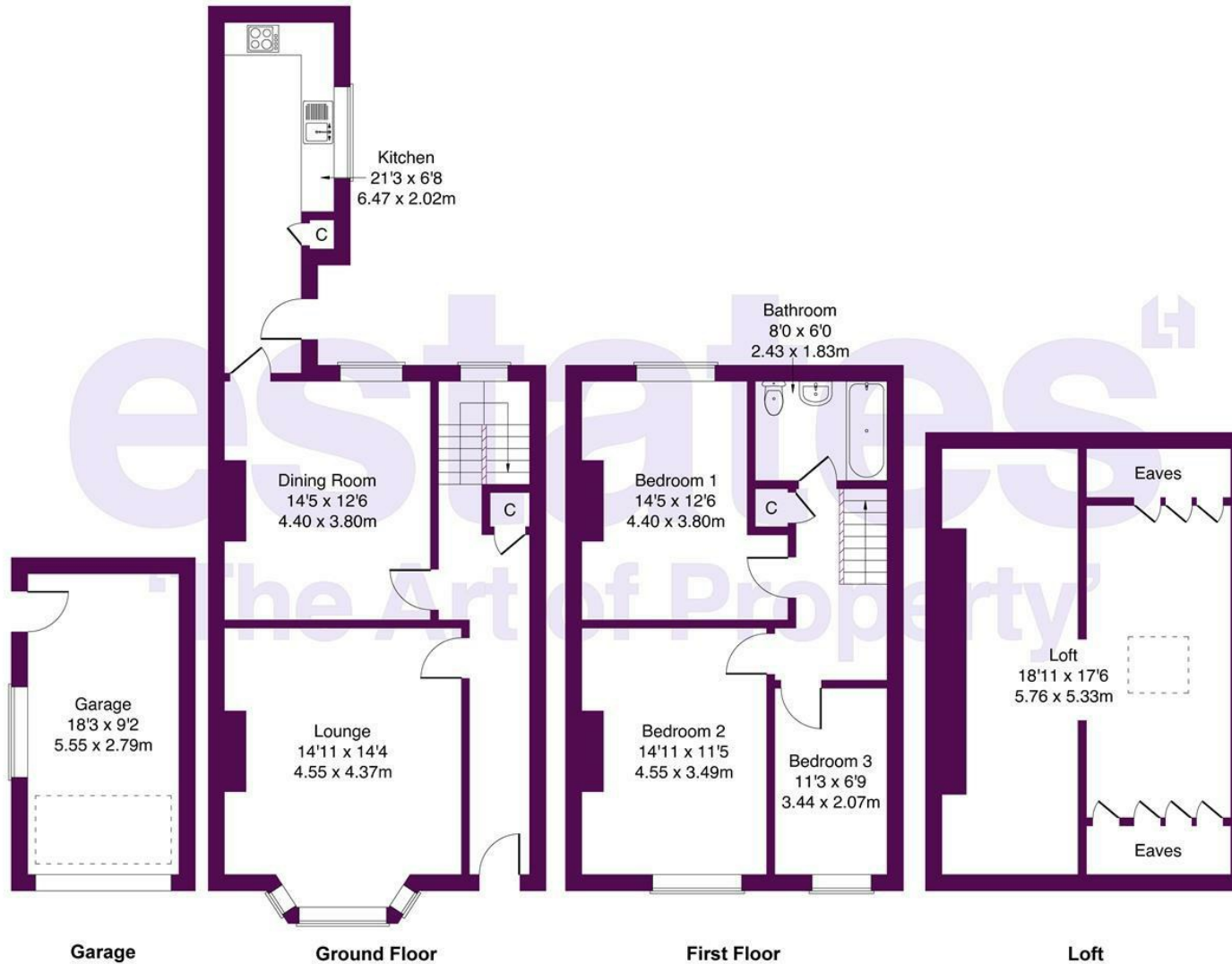
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (1798 sq ft - 167 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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'The Art of Property'

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC