



Leyburn Road, DL1 2ES
3 Bed - House - Semi-Detached
£155,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Leyburn Road, DL1 2ES

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

Marketed with Smith & Friends Estate Agents, this lovely family home located within the sought after area of Harrowgate Hill, Darlington, is offered as a NO CHAIN SALE.

The property briefly comprises of; Entrance Porch leading into an Entrance Hallway, Living Room, Separate Dining Room with a Kitchen to the Rear of the property.

The First Floor has a spacious Landing, with Three Good Sized Bedrooms and a Family Bathroom.

Externally, the property has a low maintenance garden to the front which leads to a driveway to the side of the property allowing off-street parking. At the Rear of the property you will find a Single Detached Garage and a good sized enclosed garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Porch

Entrance Hallway

Living Room

Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

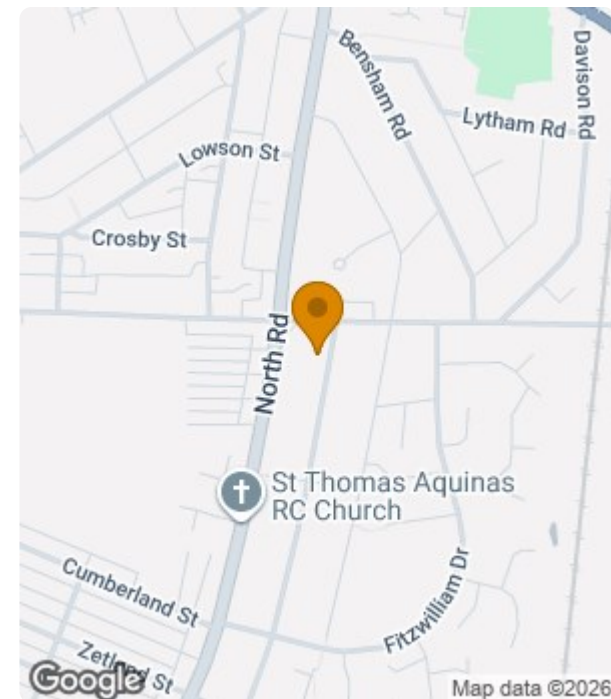
Bedroom 2

Bedroom 3

Family Bathroom

SINGLE DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 incentives relating to these services.

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