

Leyburn Road

Darlington DL1 2EX

£140,000

Venture PROPERTIES









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Leyburn Road

Darlington DL1 2EX



- Two Bedroom Semi-Detached Property
- Modern Well Presented Interior
- Viewing Advised
- Sought After Harrowgate Hill Location
- Close to Shops, Schools and Amenities
- Priced to Sell
- Gardens to Front & Rear
- Travel and Transport Links Within Walking Distance
- Council Tax Band A

Welcome to Leyburn Road, in the sought after Harrowgate Hill area of Darlington, this spacious semi-detached house presents an excellent opportunity for many buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The kitchen / diner is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the lovely garden to the rear, providing a private outdoor space for gardening enthusiasts or simply enjoying the fresh air. It is an ideal spot for summer barbecues or a peaceful retreat after a long day.

Situated close to local shops, schools, and various amenities, this home offers the convenience of urban living while maintaining a sense of community. The property is competitively priced, making it an attractive option for those looking to invest in a home in this desirable area.

In summary, this lovely two-bedroom semi-detached house on Leyburn Road is a fantastic opportunity not to be missed. With its prime location, charming features, and potential for personalisation, it is sure to appeal to a wide range of buyers.

Entrance Hallway
Door to side and staircase to first floor landing.

Lounge
14'11" x 10'11" (4.57m x 3.33m)
Upvc double glazed bay window to front, stove style fire into recess on chimney breast, raw brick wall with storage into alcoves. Two vertical radiators.

Kitchen/Diner
15'1" x 13'10" (4.62m x 4.22m)
Upvc double glazed window to side and rear also with upvc door to rear. Fitted wall, base and drawer units, composite sink with mixer tap, integrated gas hob with extractor over and eye level double oven. Space for a washing machine, tumble dryer and dishwasher. Spotlights to ceiling, under stairs storage cupboard and open aspect to dining area with room for a table and seating.

First Floor Landing

Bedroom One
14'9" x 10'11" (4.50m x 3.33m)
Upvc double glazed window to front, panelled feature wall, built in wardrobe and storage, two vertical radiators.

Bedroom Two
12'4" x 9'4" (3.76m x 2.87m)
Upvc double glazed window to rear and storage cupboard.

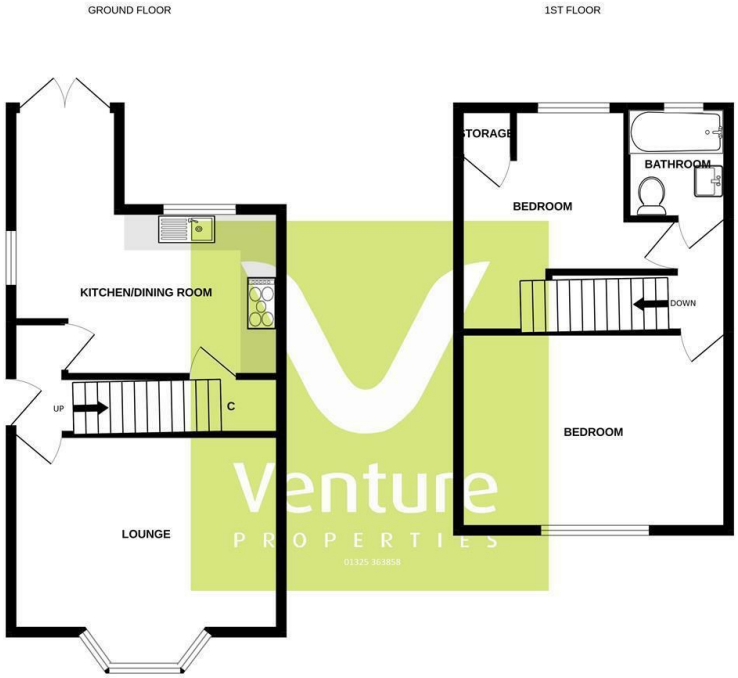
Bathroom
5'8" x 5'1" (1.73m x 1.55m)
Upvc double glazed obscure window to rear, panelled bath with shower over and scree, wash hand basin in vanity unit, low level w.c and heated towel rail.

Externally
To the front there is an enclosed, low maintenance garden and gated access to the rear.
The rear garden is mainly laid to lawn with crazy paved patio area.

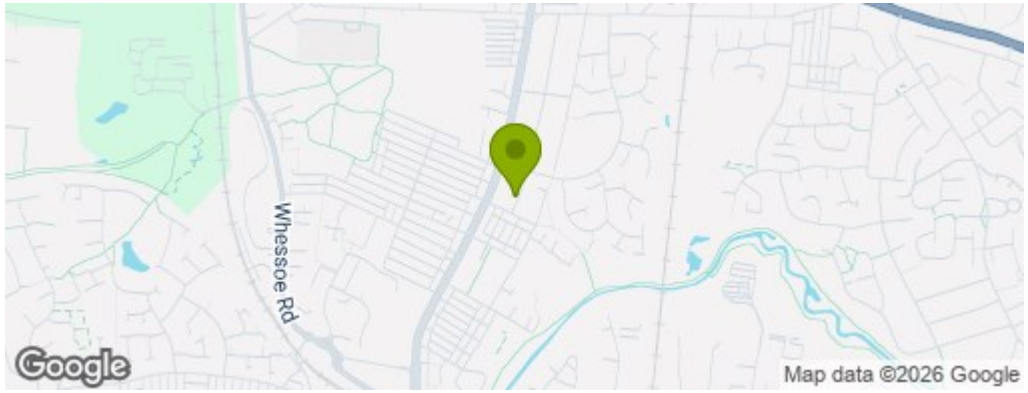
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 721 ft 2 / 67 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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