



**** DRIVEWAY and REAR GARDEN ****
**** CLOSE TO LOCAL AMENITIES ****

Smith and Friends are delighted to bring this well presented two bed property to the market. Situated in a quiet cul de sac in the ever popular Harrowgate Hill area of Darlington, the property which benefits from having gas central heating has been newly decorated, with new flooring throughout.

Local amenities including, shops, upmarket and schooling are close by, with good transport links to the A66, A1(M) and train station being within easy reach.

In brief the property comprises of a small entrance hall, spacious lounge, kitchen with integrated appliances including electric oven and hob, two good sized bedrooms and a bathroom comprising of a bath with over head shower, wash hand basin and low level w.c.

A side gate leads to a lawned rear garden.

Please note: NO SMOKERS, NO PETS Bond £917.00

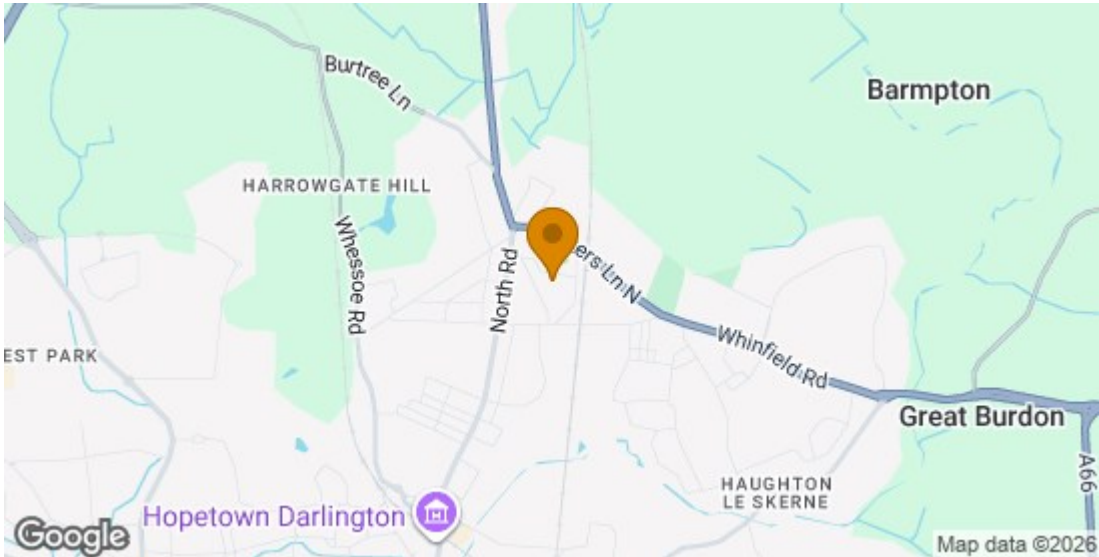
Required earnings: tenant £23,850 per annum, guarantor £28,620 per annum (if required).

(Application is subject to a Holding Fee - please refer to our website for further details)

Wayside Road, Darlington, DL1 3DL
2 Bedroom - House - Semi-Detached
£795 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: A



Wayside Road, Darlington, DL1 3DL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		75
(55-68) D		
(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

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

