



**Harewood Hill, DL3 7HY**  
**3 Bed - Cottage - Terraced**  
**£285,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Harewood Hill

## Darlington DL3 7HY

\*\*\* NO ONWARD CHAIN \*\*\*

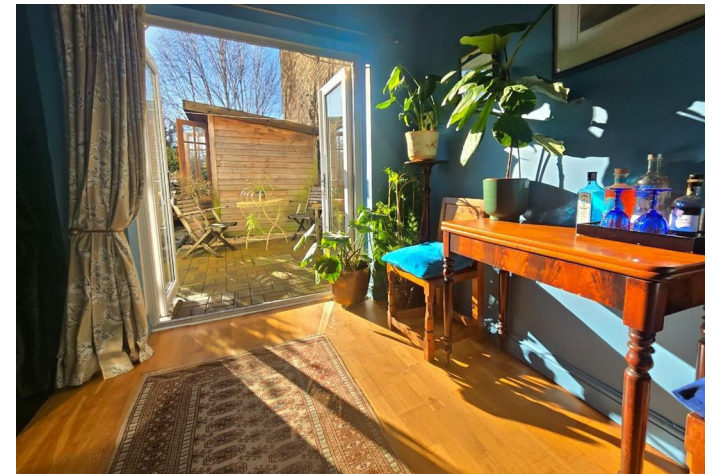
This lovely characteristic three bedroom townhouse, positioned off a private access lane, within the sought after area of West End, Darlington. A former coach house which is of a very high quality and would be suitable for a Family, Couple or First Time Buyer, Harewood Hill is placed with easy access to the town centre approximately 5 - 10 mins.

The property briefly comprises of; a fully fitted kitchen with appliances, a large living room with double glazed patio doors to a South facing enclosed garden.

The first floor provides master bedroom with separate dressing room and ensuite shower room, two further bedrooms and a family bathroom.

Externally, the property has a car port allowing off-street parking, and a generous size garden to the rear, benefiting from being south facing.

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









## GROUND FLOOR

### Kitchen

12'0" x 14'10" (3.67m x 4.54m)

### Kitchen / Diner

19'5" x 15'6" (5.92m x 4.73m)

### Living Room

17'1" x 14'11" (5.23m x 4.55m)

### Pantry Room

5'9" x 5'0" (1.76m x 1.54m)

## FIRST FLOOR

### Landing

9'3" x 3'0" (2.82m x 0.93m)

## Bedroom 1

8'9" x 15'1" (2.67m x 4.60m)

## Dressing Room

6'1" x 8'0" (1.87m x 2.45m)

## En-Suite

6'0" x 6'6" (1.83m x 2.00m)

## Bedroom 2

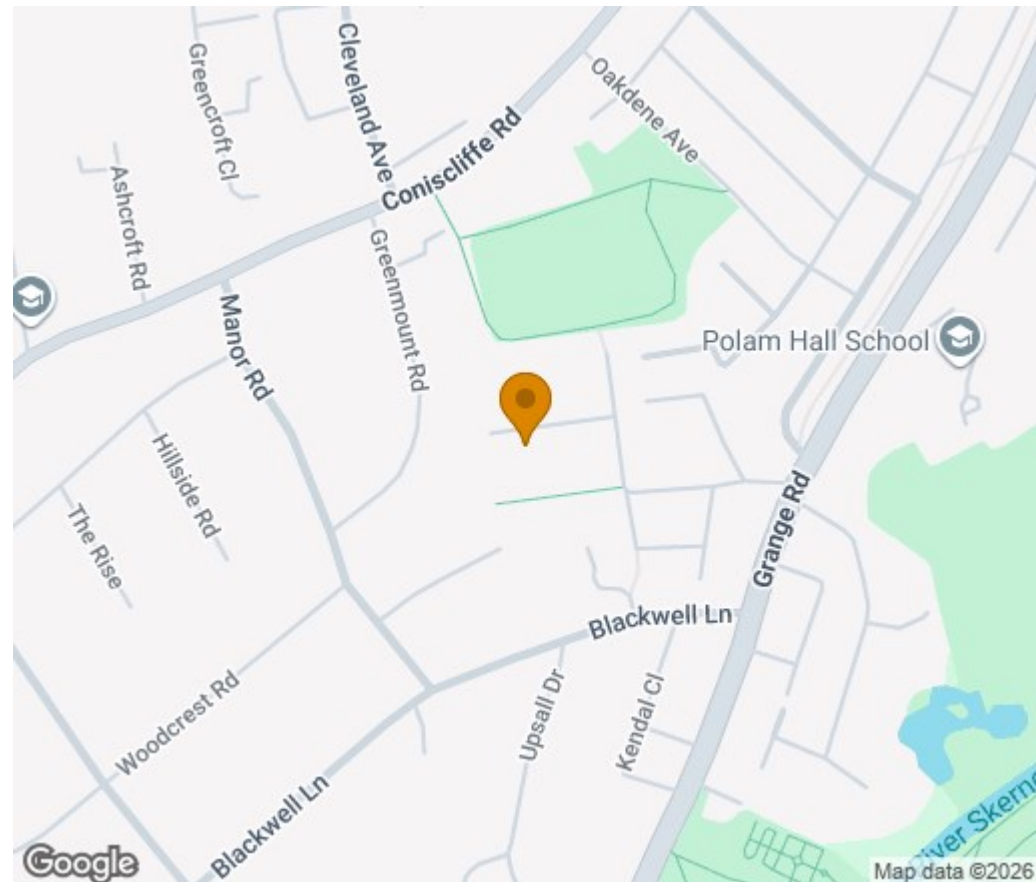
11'6" x 8'10" (3.52m x 2.70m)

## Bedroom 3

9'0" x 6'0" (2.75m x 1.84m)

## Family Bathroom

3'6" x 11'9" (1.07m x 3.59m)







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1050 ft<sup>2</sup>  
97.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>91</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>65</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

**7 Duke Street, Darlington, Co. Durham, DL3 7RX**  
**Tel: 01325 484440**  
**darlington@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**

