HUNTERS®

HERE TO GET *you* THERE



The Leas

Darlington, DL1 3DD

£900 Per Month

2 1 2 E

Offered to the market to let is this two bedroomed semi-detached family home situated on The Leas in Darlington. Situated just a short distance from Darlington Town centre, there is convenient access to a wide range of amenities including both primary and secondary schools, healthcare services, supermarkets, restaurants, popular high street stores, local businesses, entertainment facilities. Ideal for commuters, there are great travel links with regular bus services allowing access to nearby towns and villages, while Darlington's train station also provides access to places further afield such as London, Newcastle and York.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and WC to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, there is a walled, lawned garden to the front where on street parking is also available. To the rear, there is a further fully enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture. Perimeter borders host an array of plants, bushes, shrubbery and the single garage provides additional storage.







Living Room
Bright and spacious living room located to the front of the property with ample space for furniture, neutral decor and bay window allowing lots of natural light.

Dining Room
The dining room has space for a dining table and chairs along with further furniture, netural decor and open-plan access into the living room.

Kitchen
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drainer unit along with an integrated electric oven and gas hob. Space is available for further free standing appliances.

WC
Ground floor cloakroom fitted with a WC.

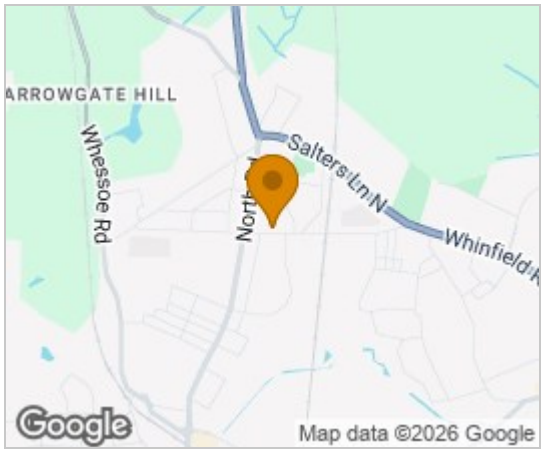
Master Bedroom
Generously sized master bedroom with ample space for a king-sized bed and further furniture, neutral decor and large window to the front elevation.

Bedroom Two
The second bedroom is well proportioned with neutral decor and window to the rear elevation.

Bathroom
The family bathroom is fitted with a panelled bath with overhead shower, heated towel rail, WC and wash hand basin.

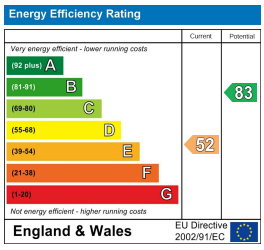
External
Externally, there is a walled, lawned garden to the front where on street parking is also available. To the rear, there is a further fully enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture. Perimeter borders host an array of plants, bushes, shrubbery and the single garage provides additional storage.

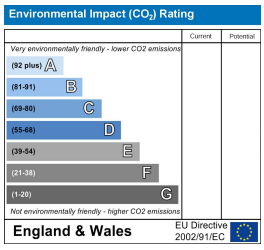
Area Map



Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com https://www.hunters.com