

Elliott Court, Darlington, DL1 4FF
Guide price £650,000

estates⁴
'The Art of Property'



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Council Tax Band:

ATTENTION ALL INVESTORS - 'Elliott Court', Freehold 'For Sale', consists of a large courtyard & five homes, three garages. Estates 'The Art of Property' are delighted to present this exceptional investment opportunity, located in the ever-popular Eastbourne area of Darlington. This development features three-bedroom, well-appointed properties, each currently occupied by sitting tenants, generating a combined annual rental income of £44,640 before expenses.

Upon arrival, you will be greeted by a courtyard that enhances the appeal of this modern development. Each property boasts spacious accommodation across the entire complex, ensuring ample living space. The homes are equipped with UPVC double glazing and gas central heating via 'combi' boilers, providing comfort and energy efficiency.

Parking is also available to the front, a valuable feature in this bustling area. The properties benefit from manageable rear gardens, perfect for outdoor relaxation. The location is particularly advantageous, situated just off Harris Street and within easy reach of Darlington's town centre, train station, and convenient links to the A1(M) & A66 making it ideal for commuters and families alike.

All five homes and the courtyard are offered on one title, presenting a rare chance for investors to acquire a well-maintained development with a solid rental history with EICR's valid until 2028 and CP12s until December 2025. Given the high demand anticipated for such a unique opportunity, we encourage interested parties to act swiftly to secure their interest in Elliott Court.

In brief the accommodation consists of:

Number 1:
Entrance hallway, ground floor WC, lounge, dining kitchen, utility room. Three bedrooms, bathroom. Rear garden, garage (Internal images & rear garden featured).

Council tax: B
EPC rating: C

Number 2
Entrance hallway, ground floor WC, lounge, dining kitchen. Three bedrooms, bathroom. Rear garden.
Council tax: A
EPC rating: C

Number 3:
Entrance hallway, ground floor WC, lounge, dining kitchen. Three bedrooms, bathroom. Rear garden.
Council tax: A
EPC rating: C

Number 4:
Entrance hallway, ground floor WC, lounge, dining kitchen. Three bedrooms, bathroom. Rear garden and garage.
Council tax: A
EPC rating: C

Number 5:
Entrance hallway, office, ground floor WC, lounge, dining kitchen. Three bedrooms, bathroom. Rear garden and garage.
Council tax: B
EPC rating: C

Please note:
Tenure - Freehold

There is a 'Right of way' towards the front of the courtyard to access the driveway to the rear of No39 Harris Street. Floor plan example is Number 1 Elliott Court- Total sq ft to be considered guide only and includes the garage. Room measurements will be, in most cases, the maximum length/width.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

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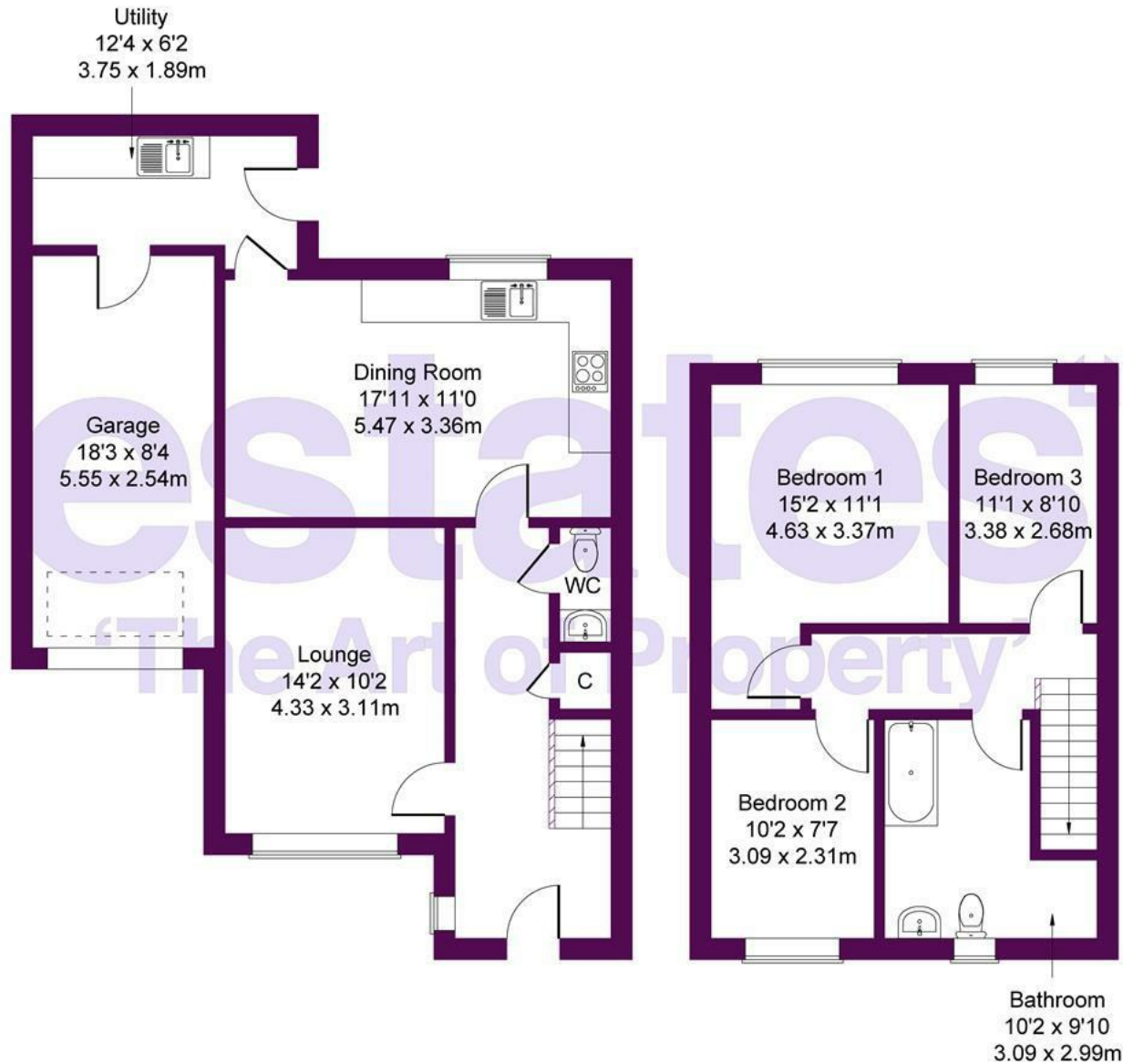


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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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