



Smith and Friends are pleased to offer To Let this mid terraced recently decorated two bedroom property located in the heart of Darlington.

The accommodation comprises entrance lobby, lounge, dining room, rear storage room and backyard. To the first floor are two double bedrooms and bathroom.

With only a short walk to South Park and Darlington Town Centre with good transport links and local amenities

£570pcm  
£657 bond

EPC grade D

Required earnings:- tenant £17,100 per annum, guarantor £20,520 per annum

Viewing Strictly by Appointment with Smith and Friends - Darlington.

**Roslyn Street, Darlington, DL1 5DG**

**2 Bedroom - House**

**£570 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**

# Roslyn Street, Darlington, DL1 5DG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	56
(69-80)	C	
(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**

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**SMITH &  
FRIENDS**  
ESTATE AGENTS