



5 HARROWGATE VILLAGE, DARLINGTON, DL1 3AA

£135,000

Attractively priced and located in the popular Harrogate Hill area of Darlington, "Rose Cottage" is a charming two-bedroom home that offers stylish interiors and generous outdoor space, making it ideal for a range of buyers.

The property enjoys an open aspect to the front and benefits from excellent transport links to the A1(M), perfect for commuters.

Internally, the ground floor comprises a welcoming hallway, a tastefully decorated lounge, a separate dining room, a well-appointed kitchen, and a family bathroom.



LOUNGE
12'2 x 11'10 (3.71m x 3.61m)

DINING ROOM
14'9 x 9'10 (4.50m x 3.00m)

KITCHEN
11'5" x 6'10" (3.50 x 2.10)

SHOWER ROOM
6'6" x 5'6" (2.00m x 1.70m)

BEDROOM ONE
15'1" x 12'1" (4.60m x 3.70m)

BEDROOM TWO
15'1" x 9'10" (4.60m x 3.00m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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