



Leyburn Road

Darlington DL1 2ES

Offers In The Region Of £159,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Leyburn Road

Darlington DL1 2ES



- Two Bedroom Semi-Detached Property
- Off Street Parking & Garage
- Council Tax Band A

- Popular Harrowgate Hill Area of Darlington
- Ideally Situated Close to Shops and Schools
- EPC Rating D

- Open Aspect Kitchen / Diner
- Tastefully Decorated Throughout
- Freshly Laid Lawn to Rear Garden

Located in the sought-after Harrowgate Hill area of Darlington, this well presented semi-detached house offers a delightful blend of comfort and modern living. The property is offered to the market with no onward chain.

The open plan kitchen diner offers a perfect space for both entertaining guests and enjoying family meals. This area seamlessly flows into the rear garden, creating a wonderful indoor-outdoor connection that is ideal for those sunny days. The garden itself provides a tranquil retreat, having a newly laid patio and replaced lawn perfect for relaxation or outdoor activities.

The ground floor features a convenient cloakroom, adding to the practicality of the home. Upstairs, you will find a modern bathroom that has been designed with style and functionality in mind, ensuring a comfortable experience for all residents.

This property not only offers a lovely living space but also benefits from its prime location in Harrowgate Hill, known for its friendly community and accessibility to local amenities. Whether you are a first-time buyer or looking to downsize, this semi-detached house presents an excellent opportunity to enjoy a delightful home in a desirable area.

Entrance Hsll

Composite door to front, staircase to first floor landing and radiator.

Lounge

14'0 x 13'01 (4.27m x 3.99m)

Uppvc double glazed bow window to front, feature fireplace with inset fire and radiator.

Kitchen / Diner

18'0 x 14'03 (5.49m x 4.34m)

With two Upvc double glazed windows, double doors and two Velux windows to the rear. Fitted Charcoal grey wall, base and drawer units, including breakfast bar and composite sink with mixer tap.

Four ring gas hob and integrated oven with extractor over and microwave. Space for a fridge freezer and dining table and chairs. Under stairs storage and radiator.

Ground Floor Cloakroom

Obscure window, low level w.c, wash hand basin and radiator.

First Floor

Bedroom One

14'11 x 10'11 (4.55m x 3.33m)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

12'0 x 8'2 (3.66m x 2.49m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen. Waterfall and mixer tap Wash hand basin and back to wall, low level w.c in vanity unit. Heated towel rail, part tiled New York style wall and vinyl flooring.

Externally

To the front is a low maintenance garden mainly laid to pebbles with a block paved driveway for providing off street parking and access to the garage.

To the rear is an enclosed garden which has just been laid to new lawn. There is also a raised patio area and shed with outdoor access to both power and light .

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

1 Mbps

Superfast

50 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

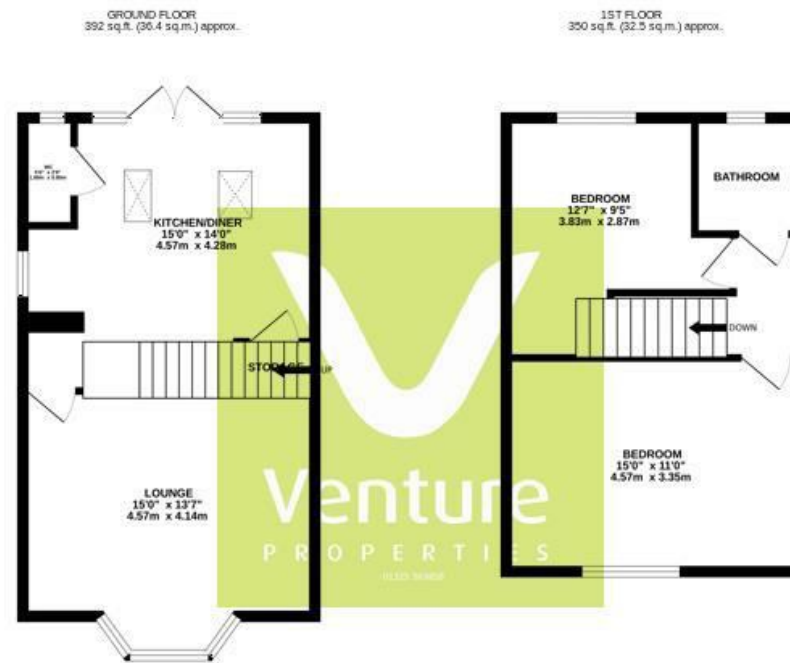
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Sky

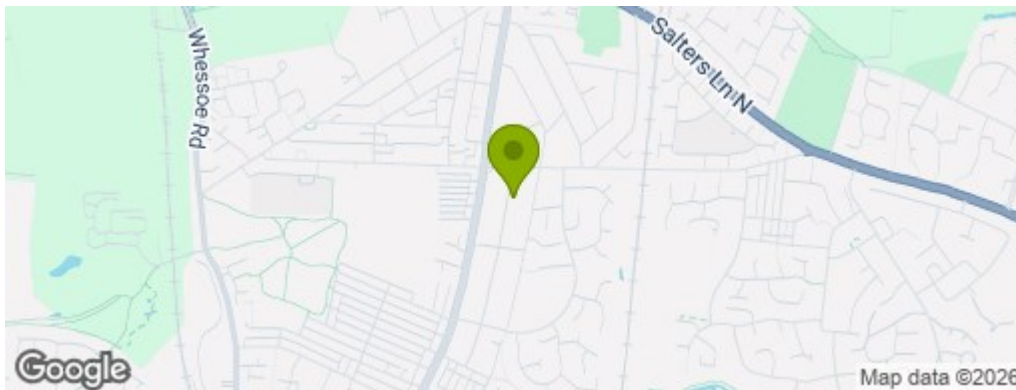
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.
Whilst 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 or omission of this 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 operability or efficiency can be given.
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