

CARVERS

SALES & LETTINGS

Yoredale Avenue

Darlington, DL3 9AN

Price £235,000

House - Semi-Detached

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A very well presented and much improved semi-detached house, occupying a pleasant cul-de-sac position in the ever-popular Mowden area of Darlington. The property offers comfortable and well-proportioned accommodation and has been thoughtfully improved by the present owners.

The accommodation comprises an entrance hallway leading to a good-sized lounge featuring a bay window and attractive fireplace. There is a separate dining room, together with a particularly well-appointed kitchen which has been refitted with a most attractive range of floor and wall units. The kitchen also benefits from underfloor heating. The gas central heating boiler was installed in 2026.

To the first floor are three bedrooms, with the master bedroom featuring a bay window. The bathroom/W.C. has a separate shower cubicle.

Outside, the property has gardens to both the front and rear, with the rear garden providing a pleasant space for sitting out and enjoying the outdoors. There is also a garage and driveway providing useful off-street parking.

A particularly appealing and well presented Mowden home, offering comfortable accommodation, attractive improvements and the added benefit of a peaceful cul-de-sac setting.









- Well presented and improved semi on a pleasant cul de sac
- Lounge with fireplace and bay window separate dining room
- Three bedrooms master with a bay window
- New boiler installed in 2026
- Well proportioned accommodation
- Kitchen fitted with lovely floor and wall units and with underfloor heating
- Bathroom with separate shower cubicle
- Gardens front and rear, garage and driveway

GENERAL INFORMATION:

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

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Property Size

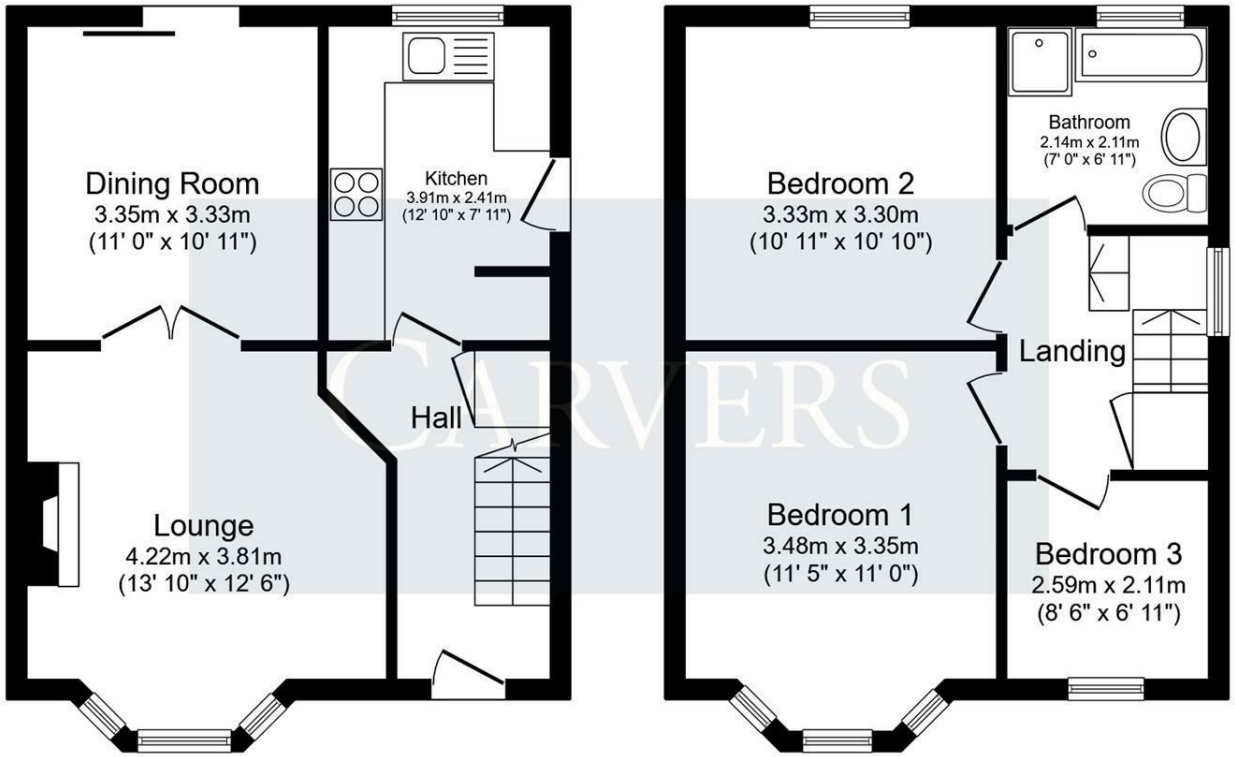
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



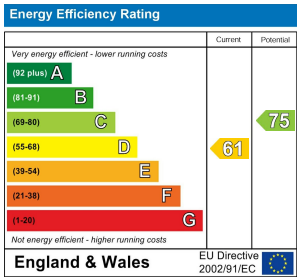








Ground Floor First Floor



Property size taken from EPC
1033.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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