



Hayle Court

Darlington DL3 0ZH

Offers In Excess Of £240,000

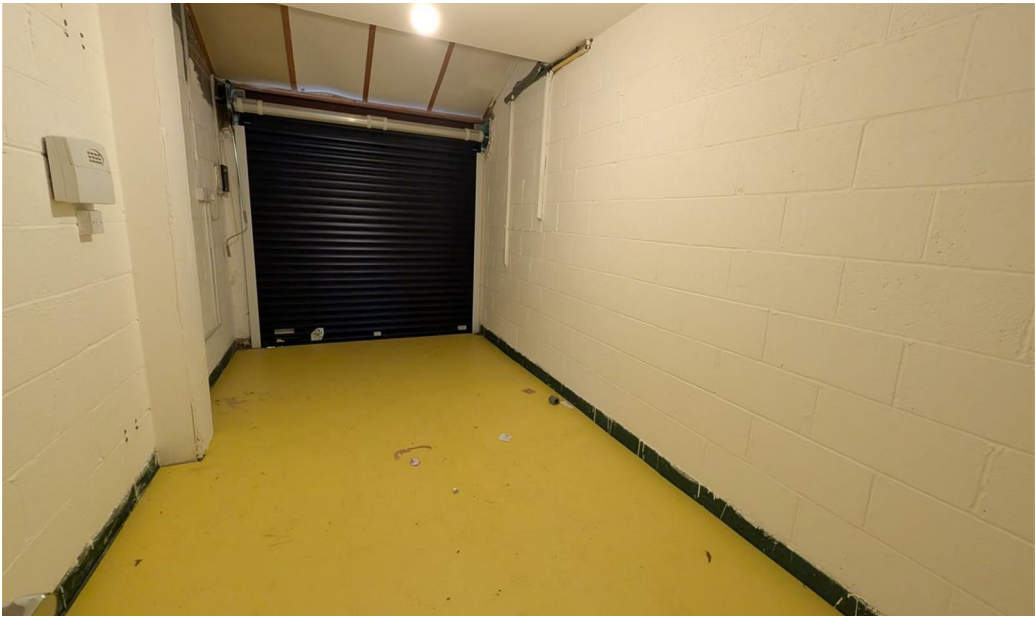




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- Four Bedroom Detached Property
 - No Onward Chain
 - Council Tax Band D
- Harrowgate Hill Location
 - En-Suite to Main Bedroom
 - Epc Rating C
- Garage & Off Street Parking
 - Garden to Rear

Welcome to this well presented four-bedroom detached house, located in the desirable area of Harrowgate Farm, Darlington. This well-maintained property offers a generous living space making it an ideal family home.

Upon entering, you will find a spacious lounge/dining room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The kitchen has been replaced in 2024 together with an updated family bathroom. The property boasts four comfortable bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, providing convenience and privacy for everyone.

The exterior of the home features a lovely rear garden, offering a tranquil outdoor space for enjoying the fresh air. Additionally, the property benefits from off-street parking and a driveway, which is a valuable asset in this area.

This home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its combination of space, comfort, and a prime location, this property is not to be missed. We invite you to come and experience all that this delightful home has to offer.

The property comes to the market with No Onward Chain.

Entrance Hall
Door to front, staircase to first floor landing, laminate flooring and radiator. Access to garage.

Lounge/Dining Room
24' x 11'1 (7.32m x 3.38m)
Upvc double glazed window to front and double doors to rear. Radiator.

Kitchen
13'11 x 9'4 (4.24m x 2.84m)
Two Upvc double glazed window to rear, newly fitted (2024), Navy wall, base and drawer units, and sink with mixer tap. Four ring gas hob with extractor over and integrated oven., including deep pan drawers. Integrated appliances, including fridge freezer, washing machine, dishwasher and microwave. Radiator

Ground Floor Cloaks
Low level w.c, wash hand basin and radiator.

First Floor Landing
Storage cupboard.

Bedroom One
14'7 x 8'7 (4.45m x 2.62m)
Upvc double glazed window to front, storage cupboards and radiator.

En-Suite
Upvc double glazed obscure window to front, shower cubicle, low level w.c, wash hand basin heated towel rail.

Bedroom Two
14'10 x 8'4 (4.52m x 2.54m)
Upvc double glazed window to front, storage cupboards and radiator.

Bedroom Three
8'10 x 8'4 (2.69m x 2.54m)
Upvc double glazed window to rear and radiator.

Bedroom Four
8'8 x 7'4 (2.64m x 2.24m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, fitted panelled bath with shower over, waterfall and spray. Low level w.c, wash hand basin in vanity, part tiled walls, vinyl flooring and radiator.

Externally
To the front is a block paved driveway providing off street parking and access to garage (17'2 x 8'). There is also gated access to rear.
To the rear is an enclosed garden with both lawn and patio areas.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
157 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
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.

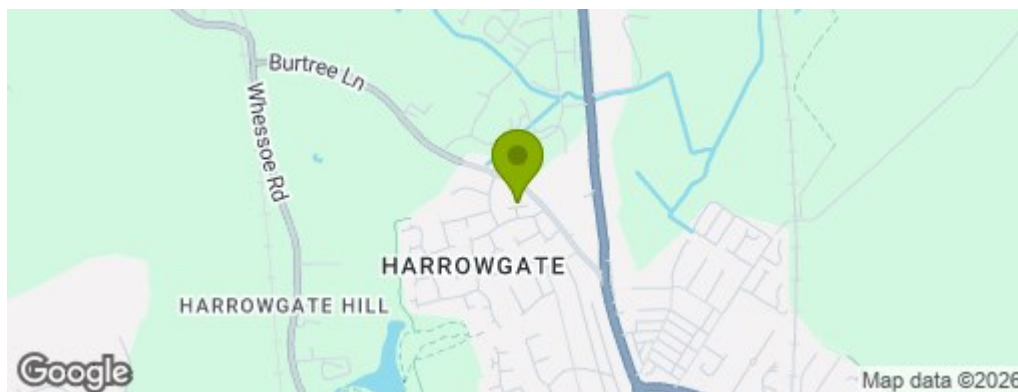


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com