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4 Hubback Square, West Park, Darlington, DL2 2FH

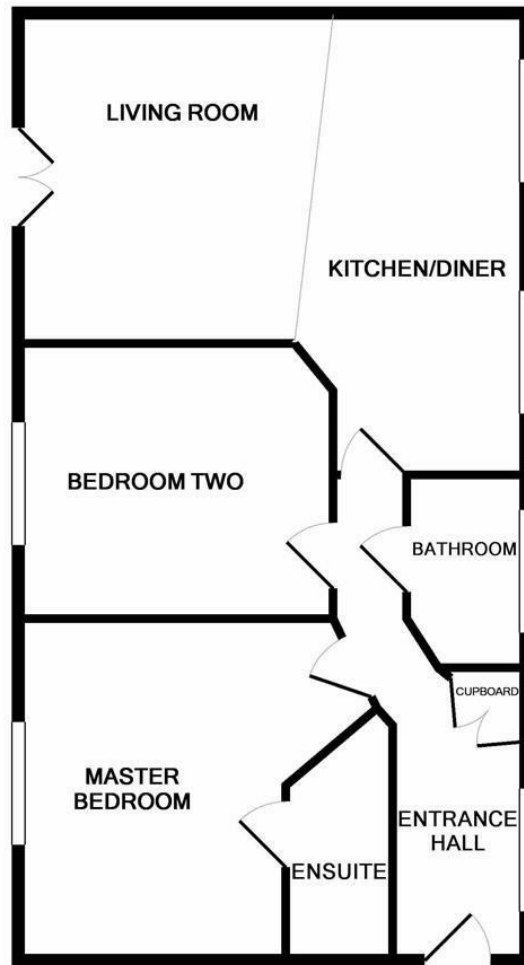
4 Hubback Square, West Park, Darlington, DL2 2FH

Price £95,000

Well presented two bedroomed first floor flat, located on the outskirts of Darlington. Ideal for first time buyers or investors alike, situated within close links to the A1 providing ideal access for commuters travelling to Durham, Newcastle and York. The town centre is approximately 3 miles away providing a vast array of local amenities such as supermarkets, retail stores, restaurants, cafés and traditional pubs.

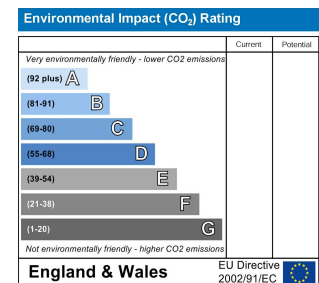
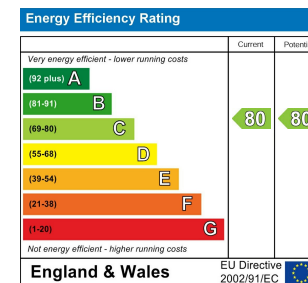
In brief, the property comprises; a entrance hall leading through into the open plan living room, kitchen and dining area, master bedroom with ensuite, further double bedroom and bathroom. Externally there is a car park to the rear with one allocated parking space available.

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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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Entrance Hall

Entrance hall leading into the reception room, two bedrooms and family bathroom.

Living Room

16'4" x 11'5"
Spacious and light living area to the front of the property, providing ample space for free standing furniture and juliet balcony to the front.

Kitchen

19'8" x 17'0"
The kitchen comprises of a range of light wood effect base, wall and drawer units, contrasting work surfaces, tiled splash backs and sink/drainер unit. Benefiting from an integrated electric oven, gas hob and overhead extractor hood along with a free standing fridge/freezer and washing machine.

Dining Area

19'8" x 17'0"
Dining area with space for a table and chairs.

Master Bedroom

13'1" x 9'10"
The master bedroom benefits from neutral decor, ample room for a double bed as well as additional furniture and access into the ensuite.

Ensuite

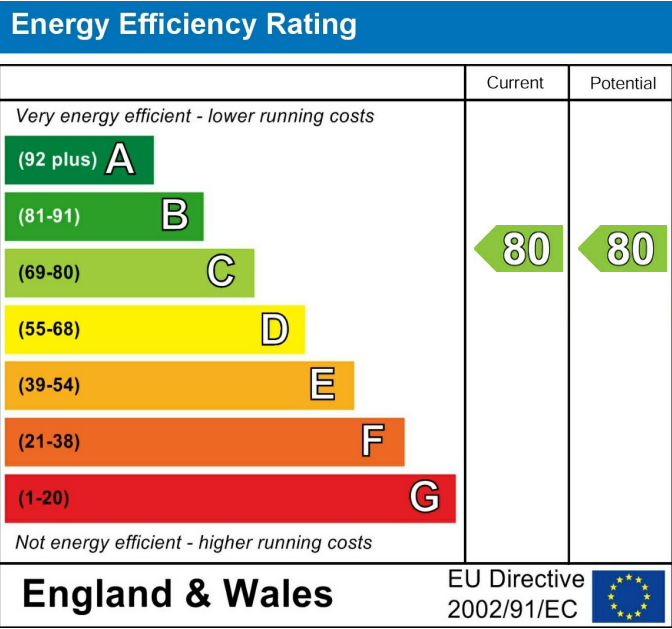
9'6" x 4'7"
Ensuite fitted with a double shower cubicle, WC and wash hand basin.

Bedroom Two

10'2" x 9'6"
The second bedroom is again another double bedroom, neutrally decorated and window to the front elevation.

Bathroom

7'10" x 5'10"
The bathroom contains a panelled bath, perimeter tiling, WC and wash hand basin.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



