



CARVERS

SALES & LETTINGS

Leyburn Road

Darlington, DL1 2ES

Price £130,000

House - Semi-Detached



A beautifully renovated two-bedroom semi-detached home situated in a popular Leyburn Road residential area of Darlington. Finished to a high standard throughout, the property features a stylish country-style kitchen complete with a traditional Belfast sink, offering both character and practicality.

The home benefits from bright and well-presented living accommodation, ideal for first-time buyers, small families, or those looking to downsize. Externally, the property boasts a generous private rear garden, perfect for entertaining or relaxing outdoors, along with a single garage and off-street parking to the front for added convenience.

Early viewing is highly recommended to fully appreciate the quality and charm this property has to offer.



- Popular Leyburn location
- 2 Bedrooms
- Country style kitchen / diner to rear
- Private rear garden
- Off street parking
- Semi detached home
- Large bright lounge
- Separate utility room
- Single garage

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

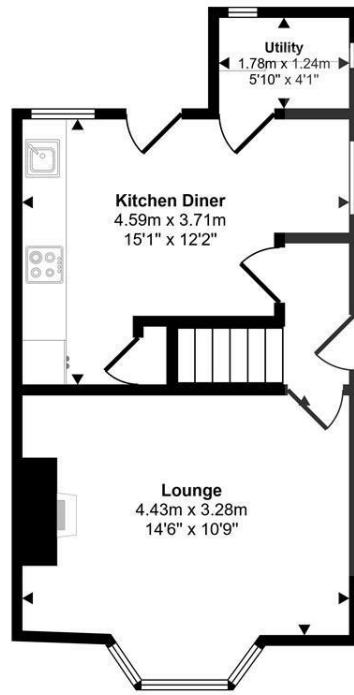
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

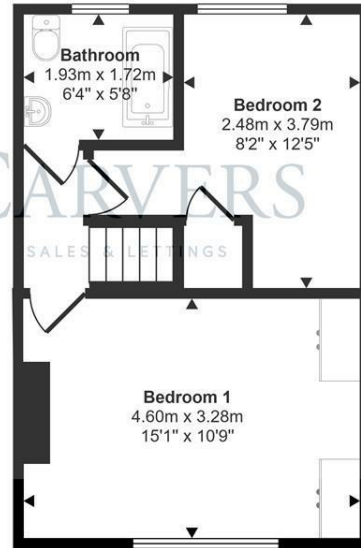
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



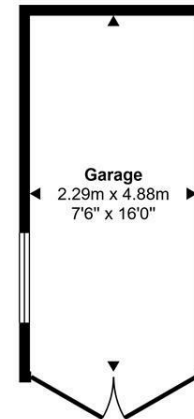
Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 33 sq m / 355 sq ft



Garage
Approx 11 sq m / 120 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
828.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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