



CARVERS
SALES & LETTINGS

Yarm Road
Darlington, DL1 1EB
Offers in the region of £85,000

House - Semi-Detached



A two bedroom end terraced house, conveniently situated on Yarm Road within easy reach of Darlington town centre and the railway station. The property would make an ideal first time purchase or, perhaps more particularly, an attractive investment opportunity, offering the potential for a good rental yield.

The accommodation comprises an entrance hallway, lounge and kitchen/dining room to the ground floor, with two bedrooms and a bathroom to the first floor.

Outside there is a forecourt garden to the front and a yard to the rear, together with the added benefit of a garage, which is an unusual and useful feature for a property of this type.

The property would benefit from some updating and modernisation but offers straightforward accommodation with plenty of scope for improvement, making it an interesting proposition for both owner occupiers and investors. The property also benefits from a newly installed boiler in 2026.



- Ideal first time buy or investment • Very conveniently located opportunity
- Healthy potential rental yield • Two bedrooms and bathroom upstairs
- Lounge and kitchen/dining room • Forecourt garden to the front yard to the rear
- Garage to the rear

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details

Potential Rent income: £700.00 pcm

Yield: 9.8%

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

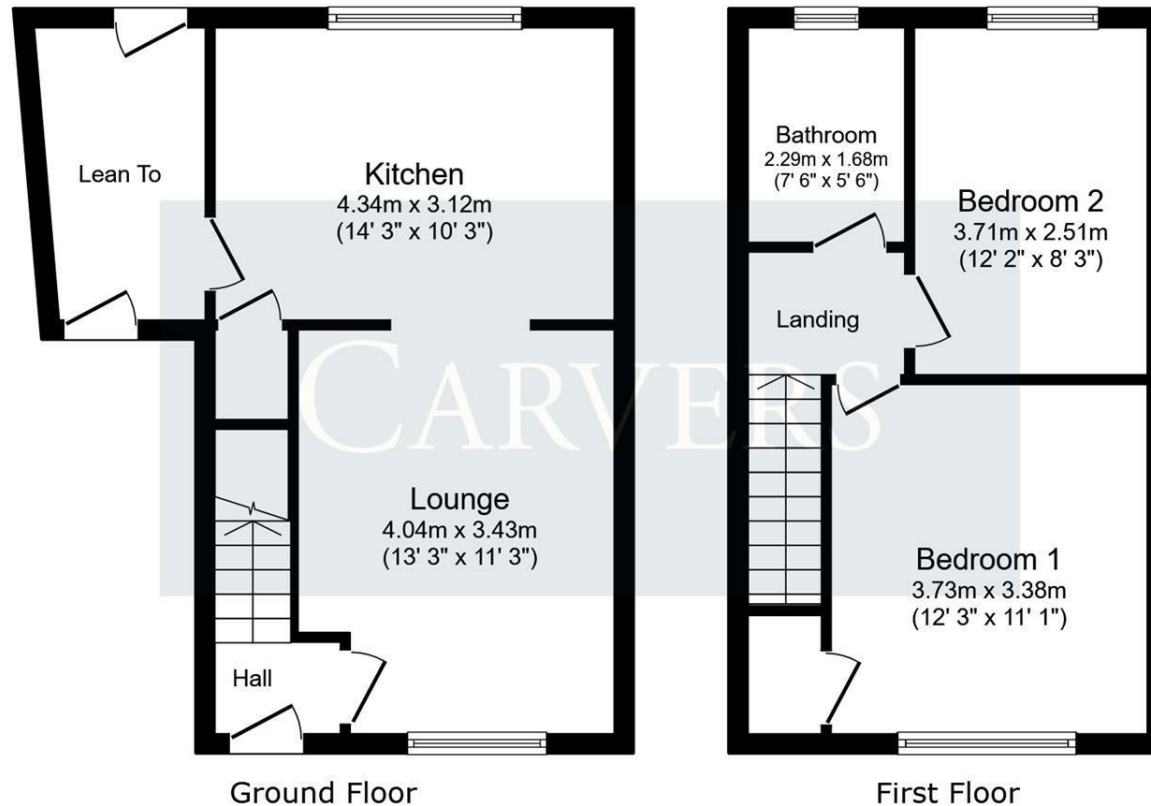
Buyers Identification Checks

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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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(55-68) D		
(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
656.00 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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