



**\*\* SPACIOUS LOUNGE \*\*\* KITCHEN/ DINER \*\*\* REAR GARDEN \*\*\* OFF STREET PARKING \*\***  
**\*\* POPULAR LOCATION \*\*\* GOOD TRANSPORT LINKS \*\***

Smith and Friends are pleased to bring this three bed property to the market. Situated in the ever popular Harrogate Hill area of Darlington in a quiet cul-de-sac, the property benefits from having UPVC double glazing and gas central heating.

The property lies close to local amenities including shops and schools and within easy reach of good transport links to the A1(M) and A66.

In brief the accommodation comprises of a lounge and kitchen/diner to the ground floor and three good sized bedrooms and a bathroom to the first floor.

Externally, there is off street parking to the front of the property, and additional parking bay. To the rear there is an enclosed garden which benefits from an open aspect.

£850 pcm  
Bond £980.00  
EPC Band D

Required earnings: tenant £25,500 per annum, guarantor £30,600 per annum (if required).

(Application is subject to a Holding Fee - please refer to our website for further details)

**Sutcliffe Court, Darlington, DL3 0JB**

**3 Bed - House - End Terrace**

**£850 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Sutcliffe Court, Darlington, DL3 0JB



## FRONT EXTERNAL

### LOUNGE

14'2" x 15'9" (4.33m x 4.81m)

### KITCHEN/DINER

14'1" x 8'8" (4.31m x 2.65m )

## FIRST FLOOR LANDING

### BEDROOM

7'8" x 14'0" (2.35m x 4.29m )

### BEDROOM

7'9" x 10'4" (2.37m x 3.16m)

### BEDROOM

6'1" x 10'2" (1.87m x 3.10m )

### BATHROOM

6'1" x 5'10" (1.86m x 1.78m )

## GARDEN




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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