



Leyburn Road

Darlington DL1 2ET

£150,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Leyburn Road

Darlington DL1 2ET



- Two Bedroom Semi-Detached Property
- Close to Travel & Transport Links
- Council Tax Band A

- Ground Floor Shower Room
- Schools and Shops Within Walking Distance
- EPC Rating D

- Off Street Parking & Garage
- Conservatory

In the area of Harrowgate Hill, this delightful semi-detached house on Leyburn Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every inch of space is utilised effectively. The property also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the garage, providing ample storage or the option for secure parking. Additionally, off-street parking is available, making it easy for you and your guests to come and go without the hassle of searching for a space.

The location in Harrowgate Hill is particularly appealing, offering a friendly community vibe while still being close to local amenities, schools, and parks. This area is well-connected, making it easy to access the wider region.

In summary, this two-bedroom semi-detached house on Leyburn Road is a wonderful opportunity for those looking to settle in a desirable neighbourhood. With its practical features and inviting atmosphere, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

Entrance Hallway

Upvc door to side.

Lounge

13'6 x 15' (4.11m x 4.57m)

Upvc double glazed bay window to front, feature fireplace with marble back and hearth and inset fire.

Kitchen/Breakfast Room

14'11 x 8'10 (4.55m x 2.69m)

Upvc double glazed window to side and coving to ceiling. Fitted with a range of modern wall, base and drawer units including display cabinets, lighting and contrasting work surfaces. Integrated electric hob and oven with extractor over,

stainless steel sink with mixer tap. Integrated dishwasher, washing machine and fridge freezer. Under stairs storage, part tiled walls, tiled floor and radiator. Open access to the dining room.

Dining Room

11'9 x 8'10 (3.58m x 2.69m)

Double sliding patio doors to conservatory, coving to ceiling and radiator. Plenty of space for a table and chairs.

Ground Floor Shower Room

Upvc double glazed obscure window to rear, fitted shower cubicle, low level wc and wash hand basin in vanity. Coving to ceiling, radiator and laminate flooring.

Conservatory

10'3 x 9'10 (3.12m x 3.00m)

With double doors to the side and tiled floor.

First Floor Landing

Radiator.

Bedroom One

15' x 10'10 (4.57m x 3.30m)

Upvc double glazed window to front, fitted wardrobes with sliding mirrored doors and radiator.

Bedroom Two

9'7 x 9'5 (2.92m x 2.87m)

Upvc double glazed window to rear and radiator.

Seperate W.C

Upvc double glazed obscure window to side, low level wc and part tiled walls.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer tap, wash hand basin and low level w.c. Fully tiled walls.

Externally

To the front is a paved driveway providing off street parking and gated access to the rear garden and garage.

To the rear is an enclosed garden, mainly laid to paving with access to the garage, which has an up and over door.

Tenure

Freehold

Property Details

Local Authority Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 957 ft 2 / 89 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

61 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

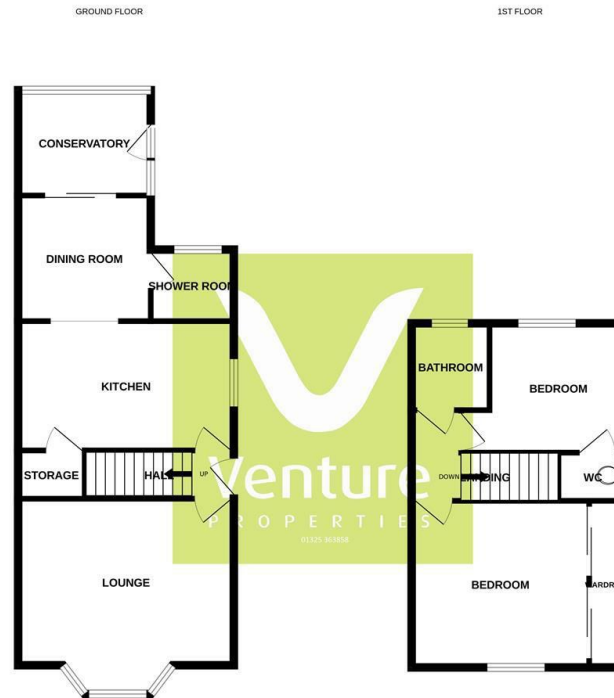
BT

Sky

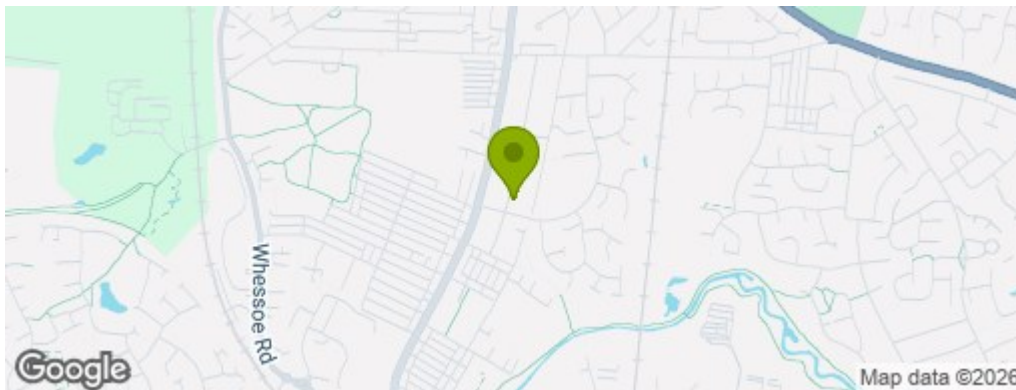
Virgin

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metaplan (2020).



Property Information

01325 363858

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