

Davis
Lund

Clifton Road
Darlington
County Durham
DL1 5DS
Guide Price £185,000





Accommodation

An exciting opportunity to acquire a four bedroom terraced house of multiple occupancy, achieving in excess £2000pcm when fully occupied.

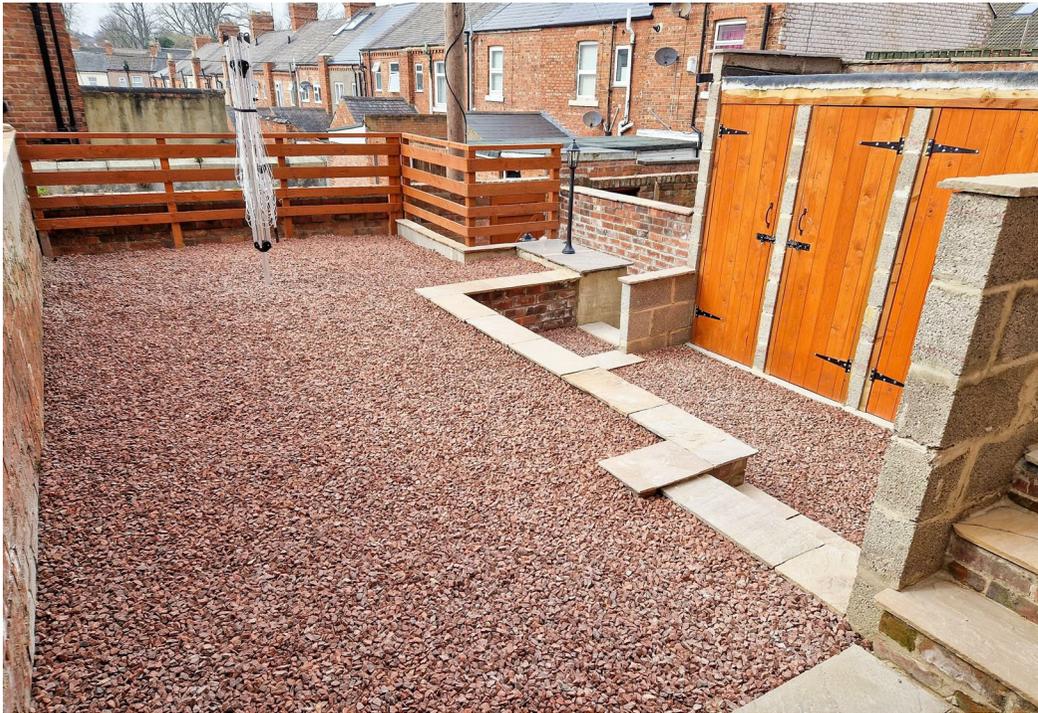
The property is fully managed and the furnished rooms have been in high demand. The property was renovated and completed a little over 2 years ago and is modern and well maintained throughout.

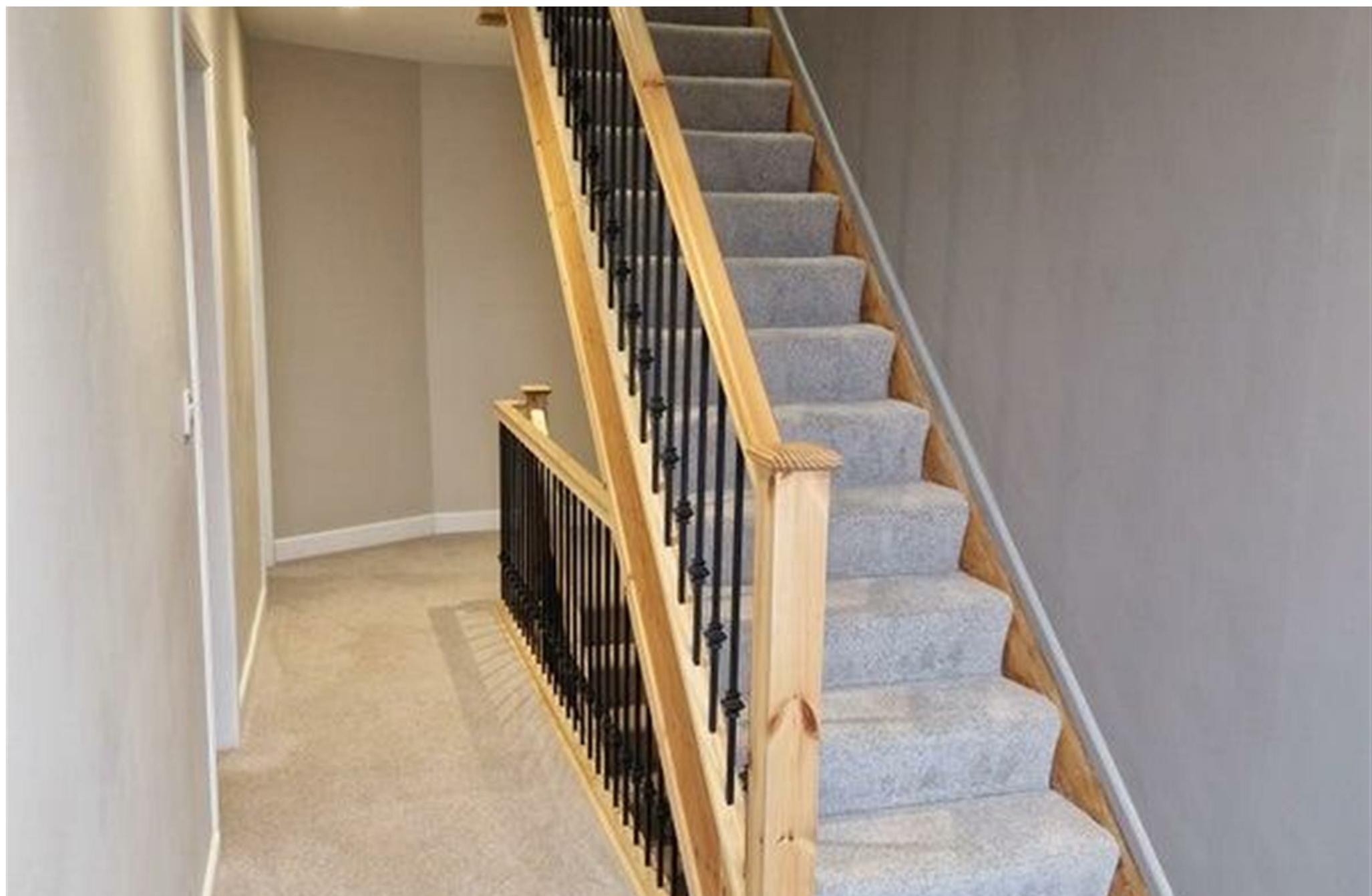
Located in the sought after newly re-developed town of Darlington, the property is situated less than 10 minutes walk from the city centre and railway station. The city centre is great for shopping, meals out and has a Vue cinema. It also has regular bus services throughout the North East, direct rail links to London Kings Cross to the south and Newcastle and Edinburgh to the north, and easy access to the A1(M) north and south and the A66 west and east, making it ideal for commuters.

On entering the property, there is a hallway with stairs rising to the first and lower ground floors. The property boasts four double bedrooms all with fully tiled ensuite shower rooms. All bedrooms are similar in size, which allows a good yield for each. On the lower ground floor, there is an excellent-sized kitchen/diner, fitted with a range of units allowing ample storage for each tenant. Appliances include a washing machine, American style fridge/freezer, two in-built ovens and hob with 5 heating zones available for the tenants convenience. From the kitchen, a door gives access to the rear courtyard.

Externally, the rear of the property offers a communal courtyard with individual storage sheds, and space to sit outside. Street permit parking is available to the front of the property, and there is a newly developed car park directly opposite. The property also benefits from electric heating via solar panels, an in-house ventilation system and double-glazing throughout.

Properties with this yield are rare to market at this price point so it is sure to appeal to a variety of investors, please contact us for further details, or to arrange a viewing.

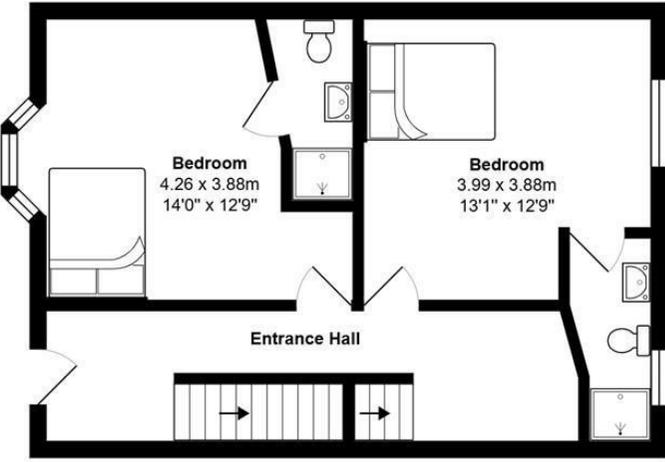




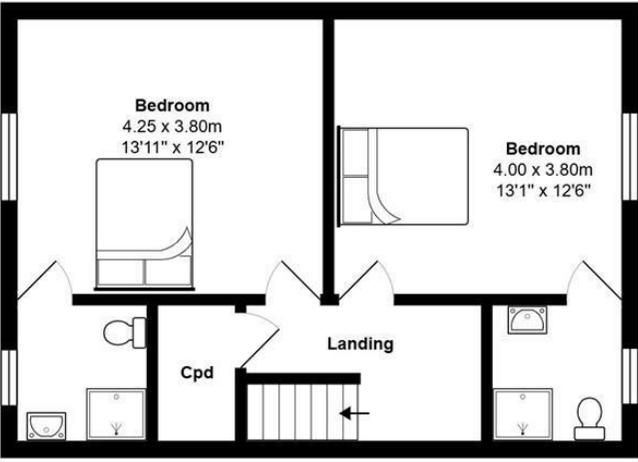
Floorplan



Lower Ground Floor



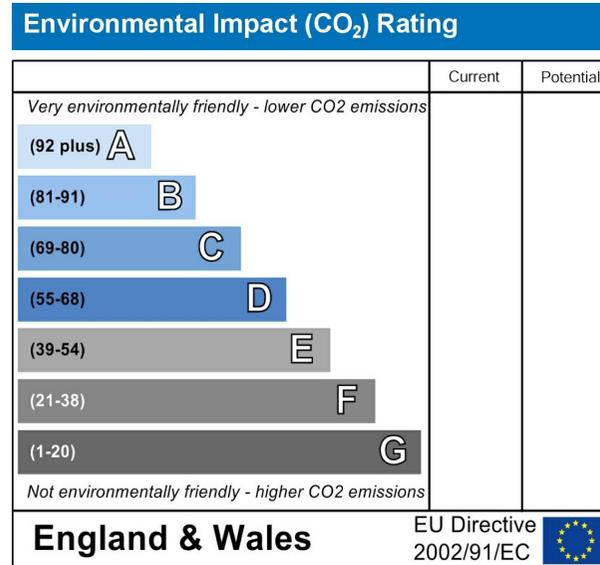
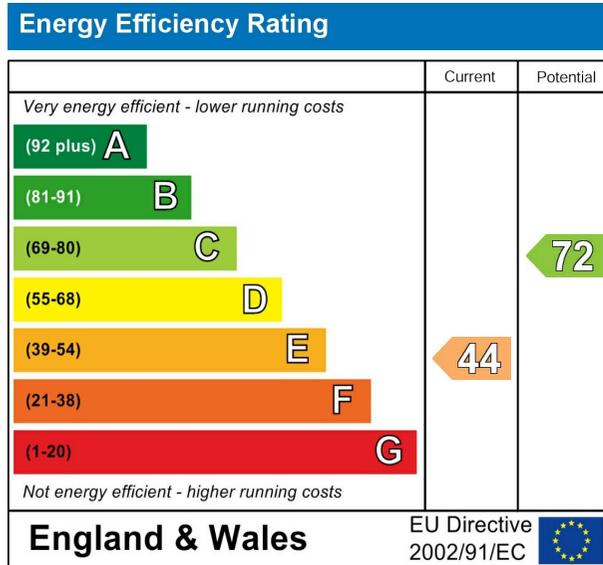
Ground Floor



First Floor

NOT TO SCALE

EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

