



Ann Cordley
ESTATE AGENTS

2 Yoredale Avenue, Darlington, DL3 9AN
Offers In The Region Of £239,950



2 Yoredale Avenue, Darlington, DL3 9AN

Situated in an extremely sought after road in the popular West End of Darlington, we are delighted to offer for sale this mature Three Bedroomed Detached Residence.

Available with immediate vacant possession, warmed by Gas Central Heating and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, spacious Lounge, Dining Room, and Kitchen with Internal door to access the Garage.

To the first floor there are Three Bedrooms, Bathroom fitted with a fully tiled white suite, Bath and overhead shower, there is also a Separate w/c.

Externally, there are gardens to the front and rear, the front of which is enclosed by a brick built wall. To the side the driveway leads to the GARAGE. The gardens to the rear have an enclosed patio seating area.

In our opinion, this property will appeal to a variety of purchasers and viewing is recommended at the earliest opportunity.

LOUNGE

17'8" x 11'11" (5.4 x 3.638)



DINING ROOM

11'10" x 8'10" (3.608 x 2.709)

KITCHEN

14'4" x 6'10" (4.389 x 2.099)



BEDROOM ONE

13'6" x 11'6" (4.124 x 3.512)

BEDROOM TWO

13'3" x 10'11" (4.055 x 3.339)

BEDROOM THREE

8'0" x 7'11" (2.439 x 2.425)

BATHROOM WC

7'3" x 4'9" (2.229 x 1.451)

WC

4'8" x 2'8" (1.425 x 0.821)

GARAGE

19'9" x 10'5" (6.038 x 3.180)





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



