



## 6 HAYLE COURT, DARLINGTON, DL3 0ZH

### Offers In Excess Of £240,000

**\*\*NO ONWARD CHAIN\*\*** Attractive four-bedroom detached home in the sought-after Harrowgate Farm area of Darlington. Well-maintained throughout, it offers generous living space, making it an ideal choice for families.

Inside, you'll find a bright lounge/dining room, perfect for relaxing or entertaining. The kitchen was newly fitted in 2024, and the family bathroom has also been updated. With four comfortable bedrooms and two bathrooms, the home provides plenty of space and convenience for busy family life.

Outside, there is a private rear garden for enjoying the outdoors, along with off-street parking and a driveway.







While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee is made with regards to them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

