



** LARGE THREE BED SEMI DETACHED ** ** GENEROUS CORNER PLOT **
** EXTENDED TO REAR ** ** NEW BOILER INSTALLED 2022 **
** QUIET CUL-DE-SAC ** ** LARGE SEPERATE GARAGE/WORKSHOP **
** SOUTH-WEST FACING REAR GARDEN ** ** POPULAR HARROWGATE HILL LOCATION ** *

We have pleasure in bringing this beautifully presented, extended property to the market situated in the ever popular Harrogate Hill area of Darlington.

Located in a quiet cul de sac on a favourable corner plot, the property benefits from having a large driveway, full uPVC double glazing and gas central heating. The home offers spacious open plan layout to the ground floor, with laminate flooring, making it ideal for modern family living.

The property has undergone several improvements by the current owners, including a garden room to the rear, large separate garage/workshop and most recently a new combination boiler installed in 2022.

Verity Rise, Darlington, DL3 0YB
3 Bedroom - House - Semi-Detached
Offers In The Region Of £230,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: B

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Verity Rise, Darlington, DL3 0YB

The property lies within easy reach of local amenities, good schooling and only a short drive to the town centre. Good transport links to the A1(M), A66 and train station are also within only a short drive.

In our opinion, the property would suit a variety of purchasers and must be viewed to be fully appreciated. We anticipate high demand on this beautiful home and early viewing is highly recommended.

GROUND FLOOR

An entrance vestibule leads into a spacious lounge featuring open staircase to first floor, under stair storage cupboard and opens onto the kitchen/diner. The large kitchen/diner, benefits from having LED spotlights to the ceiling, features a range of wall and base units, oak effect laminate worktops, composite sink and integrated appliances, including ceramic hob, electric oven, extractor, fridge, freezer, dishwasher and washing machine. The kitchen also features a separate breakfast bar area and leads into the garden room. The generously sized garden room, which is currently being used as a dining/family area, is flooded with light and features a glass panelled vaulted ceiling with LED spotlights and sliding doors leading into the garden.



FIRST FLOOR

A light and airy landing area benefiting from having a storage cupboard and loft access, leads to three double bedrooms and a bathroom. The bedrooms each benefitting from having fitted wardrobes.

The large, well appointed bathroom with spotlights and chrome heated towel rail comprises of a bath, separate shower cubicle, wash hand basin and low level W/C.



EXTERNALLY

To the front of the property, there is a large driveway, allowing parking for several vehicles. The driveway leads to two garages, one integral with up and over door and a generously sized timber built garage/workshop with up and over door and additional side door. The low maintenance front garden benefits from having an artificial lawn with raised beds and well established shrubs. A gated arch leads to the south-west facing rear garden which is not overlooked and again features a bordered artificial lawn, dual decked areas and small patio, making it an ideal space to entertain in the warmer months.

Please Note: Council Tax Band B. Freehold basis.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

ENTRANCE VESTIBULE

LOUNGE

11'90 x 17'61 (extending to 17'37) (3.35m x 5.18m (extending to 5.18m))

Verity Rise, Darlington, DL3 0YB

KITCHEN

20'34 x 8'0 (6.10m x 2.44m)

GARDEN ROOM

16'87 x 9'22 (4.88m x 2.74m)

FIRST FLOOR

BEDROOM

14'48 x 11'02 (4.27m x 3.40m)

BEDROOM

11'03 x 11'20 (3.43m x 3.35m)

BEDROOM

9'05 x 10'73 (2.87m x 3.05m)

BATHROOM/W.C

8'99 x 7'99 (2.44m x 2.13m)

FRONT ELEVATION

GARAGE

16'1 x 7'90 (4.90m x 2.13m)

SEPARATE GARAGE/WORK SHOP

21'0 x 12'0 (6.40m x 3.66m)

REAR GARDEN



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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

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