

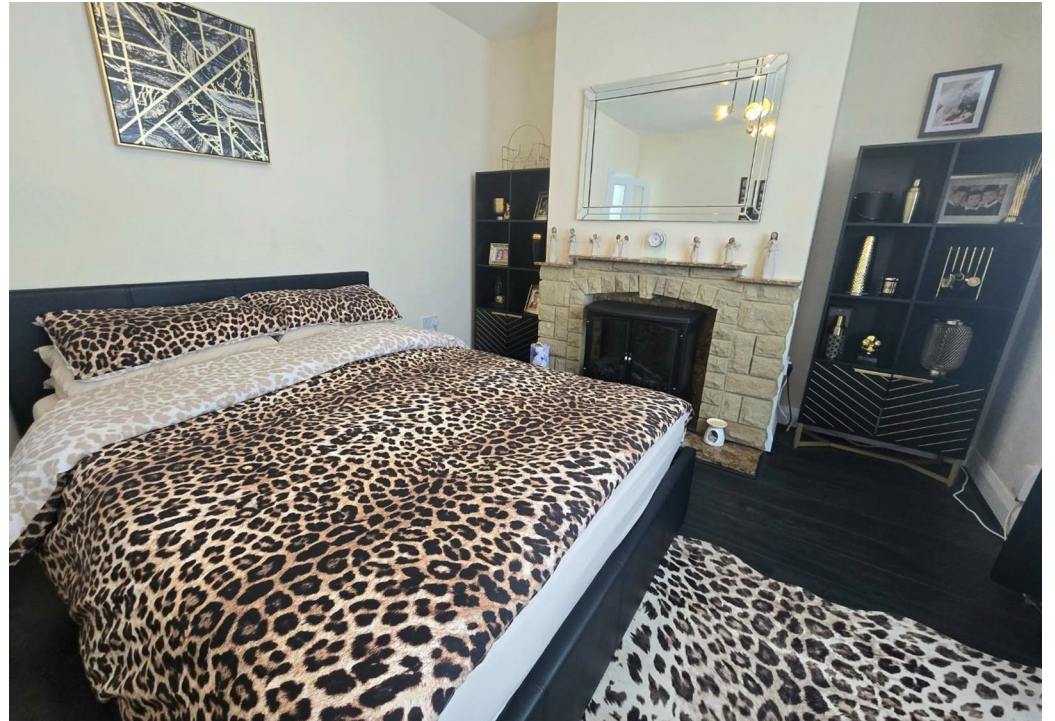
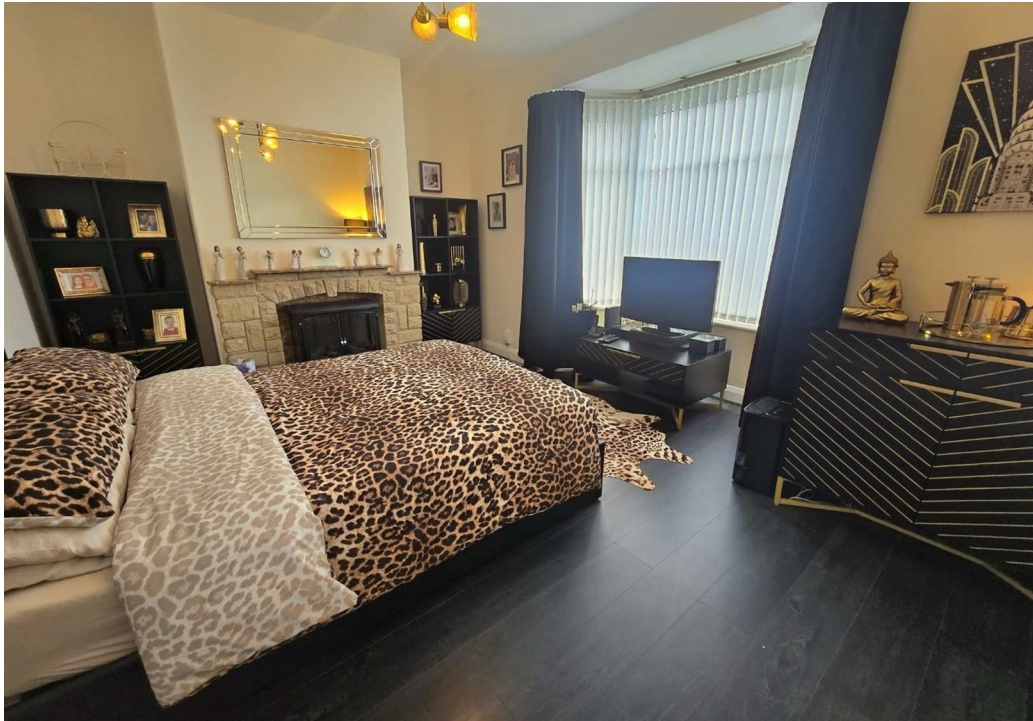


Leyburn Road, Darlington, DL1 2EX  
2 Bed - House - Semi-Detached  
£145,000

Council Tax Band: A  
EPC Rating: D  
Tenure: Freehold



SMITH &  
FRIENDS  
ESTATE AGENTS



# Leyburn Road, DL1 2EX

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER, SMALL FAMILY OR INVESTOR \*\*\*

On the market, this lovely two bedroom semi-detached family house, located within the sought after area of Harrowgate Hill, Darlington, is offered as a NO CHAIN SALE.

The property briefly comprises of; Entrance Hall, Living Room, Separate Dining Room with a Kitchen to the Rear of the property.

The First Floor has a Landing, with Two Good Sized Bedrooms and a Modern Family Bathroom.

Externally, the property has a low maintenance landscaped garden, whilst the rear of the property has a driveway allowing off-street parking and a Single Detached Garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

### Entrance Hall

3'0" x 6'4" (0.92m x 1.95m)

### Living Room

14'9" x 10'9" (4.52m x 3.30m)

### Dining Room

14'9" x 8'10" (4.52m x 2.70m)

### Kitchen

9'5" x 8'3" (2.89m x 2.54m)

## FIRST FLOOR

### Landing

2'9" x 6'2" (0.85m x 1.88m)

### Bedroom 1

14'9" x 10'11" (4.52m x 3.34m)

### Bedroom 2

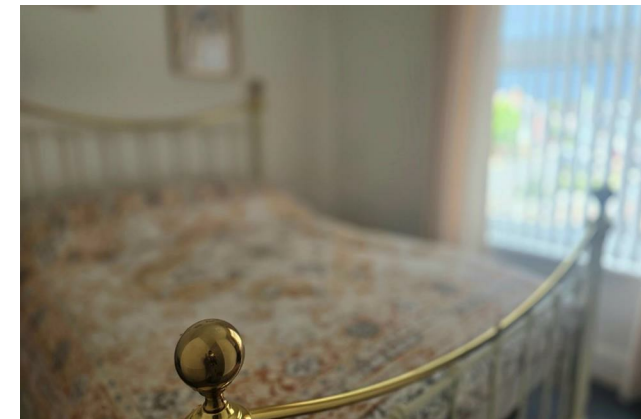
9'4" x 9'1" (2.87m x 2.79m)

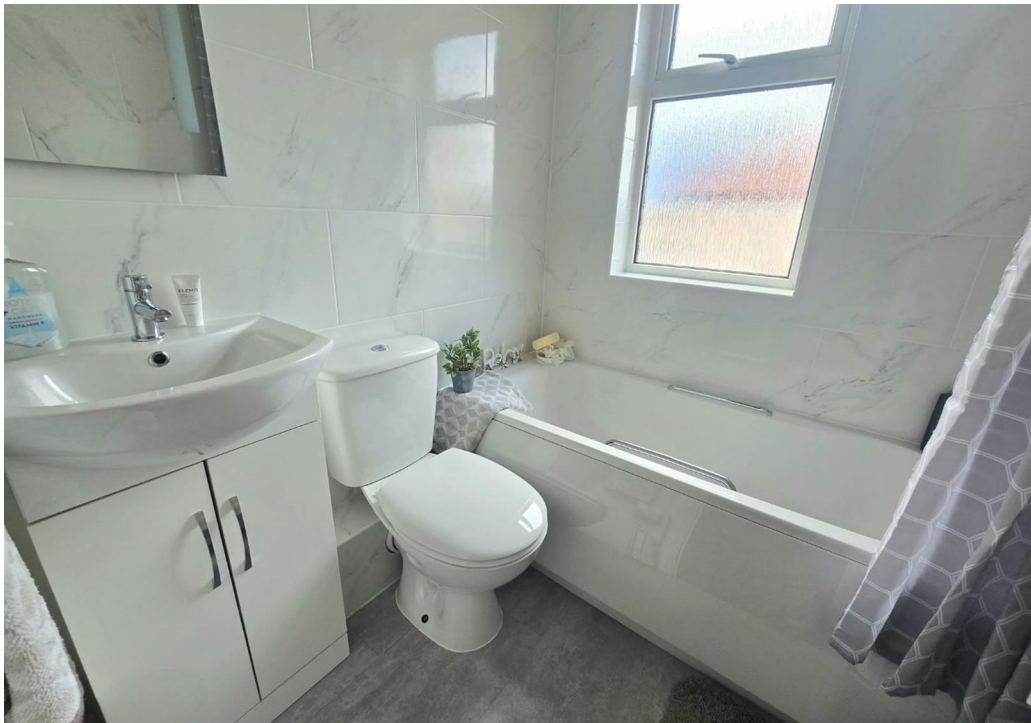
### Family Bathroom

5'1" x 5'9" (1.56m x 1.76m)

### SINGLE DETACHED GARAGE

18'4" x 9'2" (5.60m x 2.80m)







- No Chain Sale
- Two Double Bedrooms
- Landscaped Gardens
- Previous Planning Permission for Side Extension
- UPVC Front Door - Installed 2024
- Modern Gloss Fitted Kitchen - Installed 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

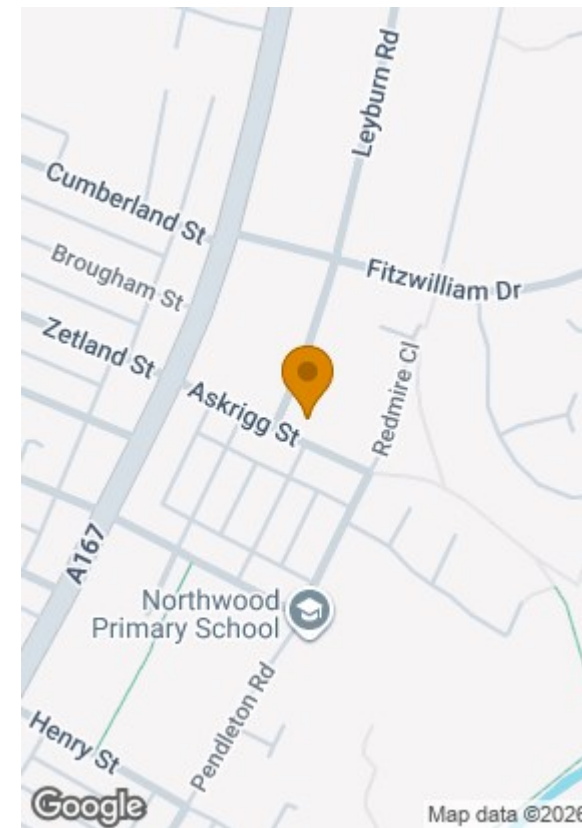
910 ft<sup>2</sup>

84.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

