



****RECENTLY REFURBISHED** **MODERN KITCHEN AND BATHROOM** **REAR EXTENSION**
****GROUND FLOOR CLOAKROOM** **GARDENS FRONT AND REAR** **GOOD TRANSPORT LINKS** **DRIVEWAY******

Beautifully presented two bed property situated in the ever popular Harrowgate Hill area of Darlington.

The property which benefits from having uPVC double glazing and GCH, has undergone several improvements, including a new kitchen, bathroom, ground floor w.c, Karndeian flooring, designer radiators and newly designed garden.

Local amenities and good schooling are within easy reach, with the town centre being within a five minute drive. Additionally there are good transport link to the A1(M), A66, and train station.

In our opinion the property would be suited to a variety of purchasers and must be viewed to be fully appreciated. We expected high demand and early viewing is strongly recommended.

GROUND FLOOR

Entrance hall with Karndeian flooring leading to the lounge, kitchen, cloakroom and stairs to first floor. The light and bright lounge again with Karndeian flooring features a bay window. The convenient cloakroom comprises of a w.c., wash hand basin and cupboard housing the combination boiler. The beautiful newly fitted kitchen with spotlights and tiled floor, features a range of wall and base units, and integrated appliances including gas hob, electric oven, extractor and fridge freezer. Additionally there is space for a washing machine, tumble dryer/dishwasher and an under stair storage cupboard. The rear extension which could be utilised in a variety of ways, again features a tiled floor and French doors into the garden.

Leyburn Road, Darlington, DL1 2ET
2 Bedroom - House - Semi-Detached
Offers Over £150,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: A

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FIRST FLOOR

Landing area leading to two double bedrooms and a bathroom. The generously sized light and airy, master bedroom is situated to the front, with a second well proportioned double to the rear. The modern bathroom comprises of a bath with overhead shower, wash hand basin with storage, w.c., heated towel rail and spotlights.

EXTERNALLY

To the front of the property there is a small garden and driveway with side gate leading to an enclosed rear garden. The newly designed garden features a large patio area, lawn, raised bed and a

DOWNSTAIRS HALLWAY

LOUNGE

14.9 x 10.9 plus bay (4.27m.2.74m x 3.05m.2.74m plus bay)

KITCHEN

12.2 x 11.4 (3.66m.0.61m x 3.35m.1.22m)

EXTENSION

14.2 x 6.5 (4.27m.0.61m x 1.83m.1.52m)

DOWNSTAIRS WC

3 x 4.8 (0.91m x 1.22m.2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

10.9 x 14.9 (3.05m.2.74m x 4.27m.2.74m)

SECOND BEDROOM

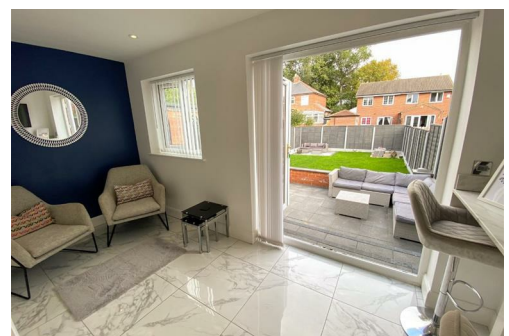
11.8 x 12.4 (3.35m.2.44m x 3.66m.1.22m)

BATHROOM

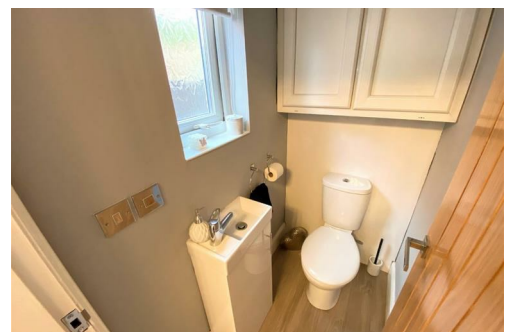
6.7 x 5.5 (1.83m.2.13m x 1.52m.1.52m)

FRONT EXTERNAL

REAR EXTERNAL



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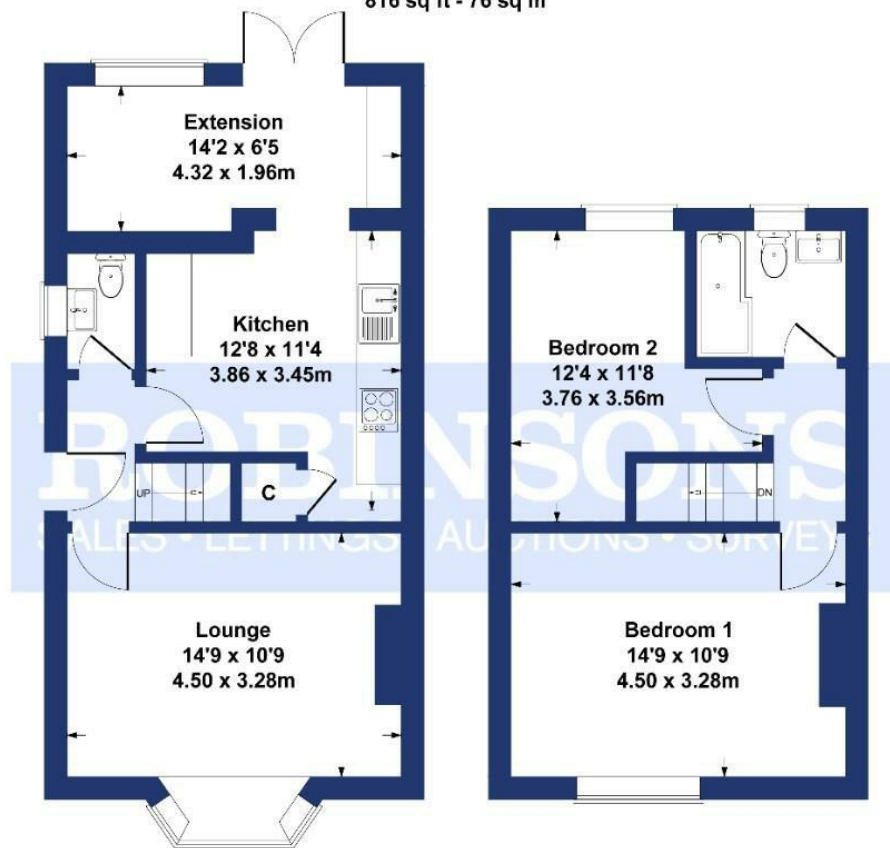


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 to these services.

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Approximate Gross Internal Area
816 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(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	
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