



Clarks Yard, DL3 7QG
1 Bed - Flat - Purpose Built
£55,000

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



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ESTATE AGENTS



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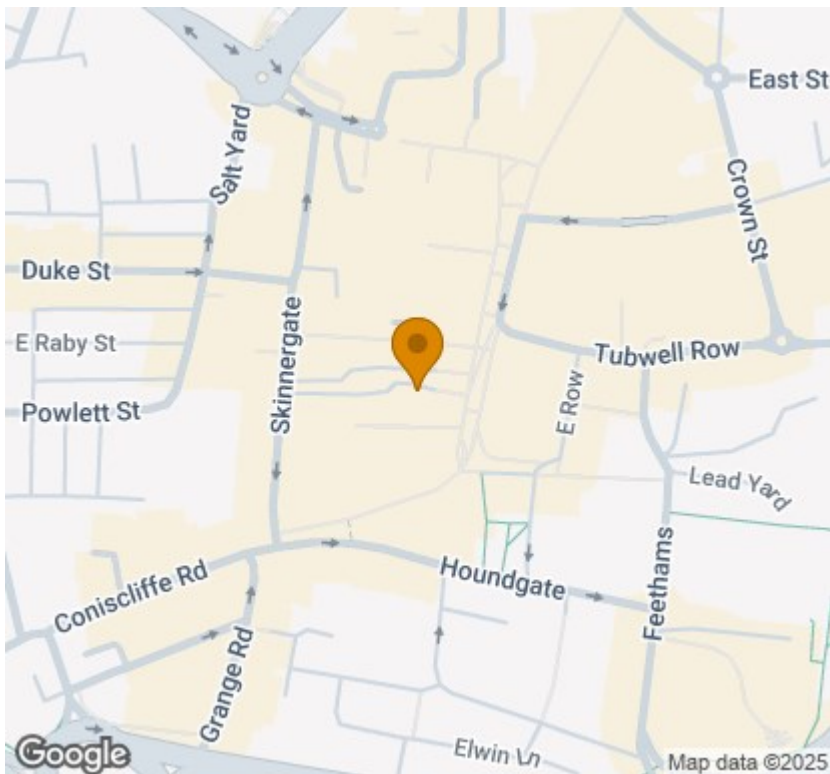
**** GROUND FLOOR FLAT **. ** ONE BEDROOM **. ** IDEAL BUY TO LET **.**
**** TOWN CENTRE LOCATION **. ** CLOSE TO AMENITIES **. ** NO ONWARD CHAIN **.**

A one bedroom ground floor flat with the benefit of no onward chain. The flat offers potential for improvement but offers compact economical to run accommodation with gas central heating and double glazing.

In our opinion the property would make an ideal purchase for a first time buyer or will appeal to a landlord/ investor looking for a buy to let property.

Howard House is located off Clarks Yard which is located between High Row and Skinnergate with shops, bars and restaurants virtually on the doorstep.

The accommodation briefly comprises: Entrance Hall, Lounge, fitted Kitchen with built in oven and hob, one Bedroom and Shower Room/ wc with white suite.



Entrance Hall

Lounge

11'9 x 11'4 (3.35m'2.74m
x 3.35m'1.22m)

Kitchen

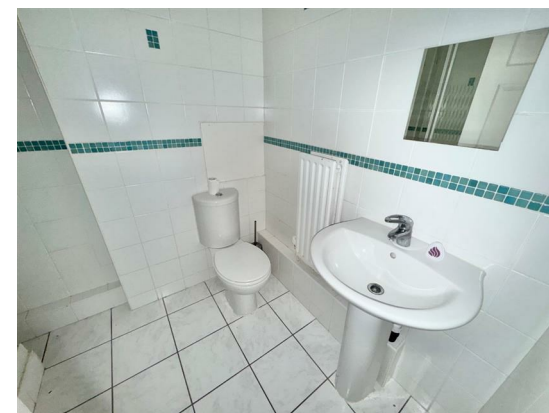
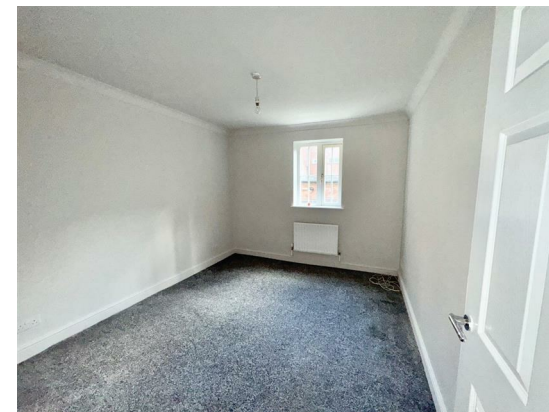
11'9 x 7'6 (3.35m'2.74m
x 2.13m'1.83m)

Bedroom

11'9 x 10'11
(3.35m'2.74m x
3.05m'3.35m)

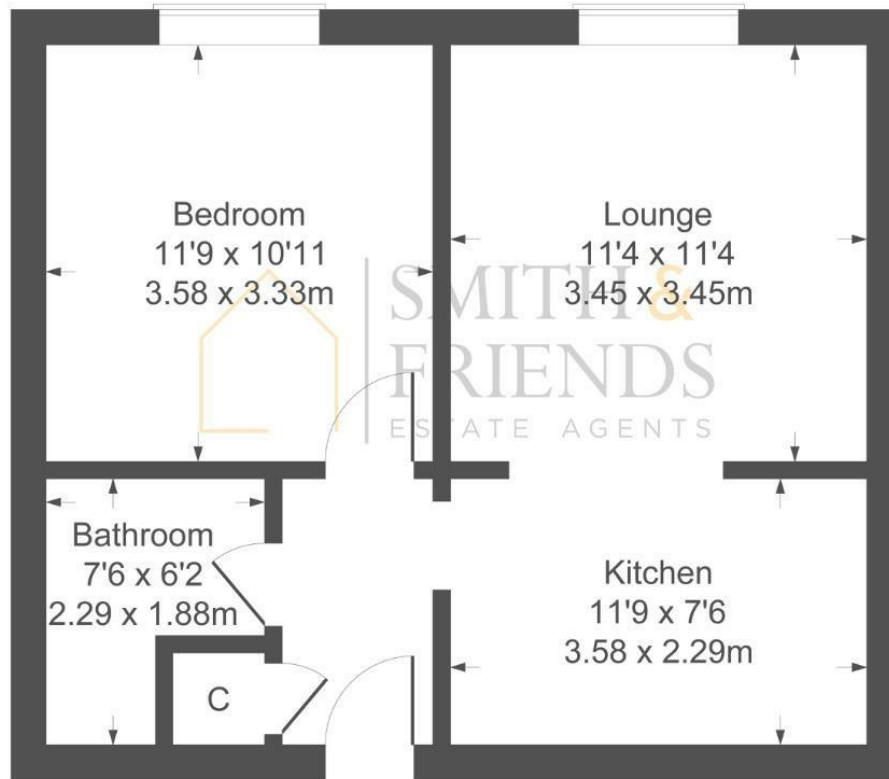
Shower Room/ wc

7'6 x 6'2 (2.13m'1.83m x
1.83m'0.61m)

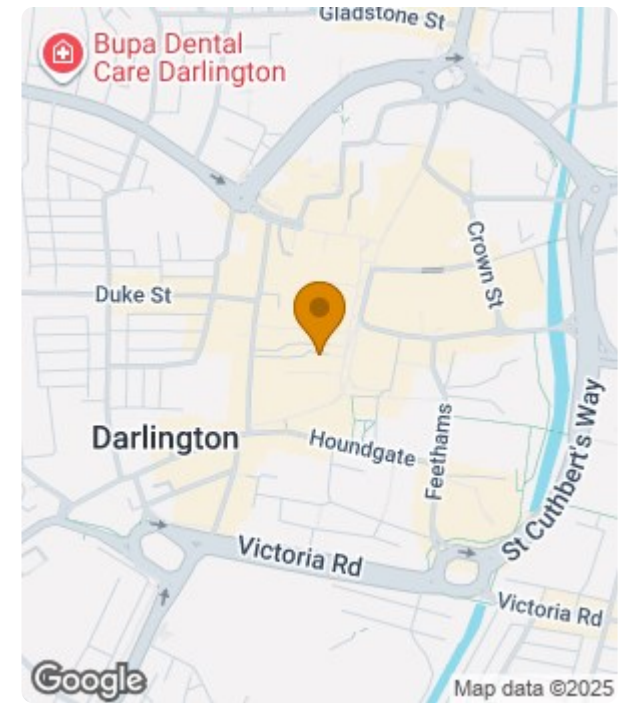


Howard House

Approximate Gross Internal Area
458 sq ft - 43 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

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