



****IMMACULATELY PRESENTED** **BEAUTIFUL OPEN PLAN KITCHEN/DINER** **GROUND FLOOR WET ROOM** **MODERN BATHROOM** **LARGE REAR GARDEN** **GARAGE**
****CLOSE TO LOCAL AMENITIES******

Smith and Friends are delighted to bring this beautifully refurbished two bed property to the market. Situated in the ever popular Harrogate Hill area of Darlington, the property benefits from having UPVC double glazing, gas central heating and under floor heating to the kitchen/diner wet room and bathroom. The property lies close to local amenities including shops and schools and within easy reach of good transport links to the A1(M), A66 and train station.

Please note: NO SMOKERS, NO PETS Bond £1,038.00

Council tax band B EPC Band D

Required earnings: Tenant's £27,000 Per Annum, Guarantor £32,400 Per Annum (if required).

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

The Leas, Darlington, DL1 3DD
2 Bed - House - Semi-Detached
£900 Per Calendar Month
EPC Rating: D
Council Tax Band: B
Tenure:



**SMITH &
 FRIENDS**
 ESTATE AGENTS

The Leas, Darlington, DL1 3DD



In brief the accommodation comprises of a warm and welcoming lounge, light and airy open plan kitchen/diner with integrated electric oven, hob, extractor, fridge freezer, washing machine and dishwasher, and a convenient ground floor wet room. There are two spacious bedrooms to the first floor and a beautifully appointed bathroom.

Externally there is a small garden to the front with driveway leading to the garage. To the rear the generously sized garden is laid to lawn with patio and is an ideal space to enjoy in the warmer months.

FRONT EXTERNAL



LOUNGE

14'11" x 10'10" (4.55m x 3.31m)



KITCHEN

6'8" x 12'8" (2.05m x 3.88m)

DINING ROOM

14'11" x 8'7" (4.56m x 2.64m)

GROUND FLOOR WET ROOM

2'3" m 4'8" (0.71 m 1.43m)

LANDING

BEDROOM ONE

14'11" x 10'9" (4.56m x 3.30m)

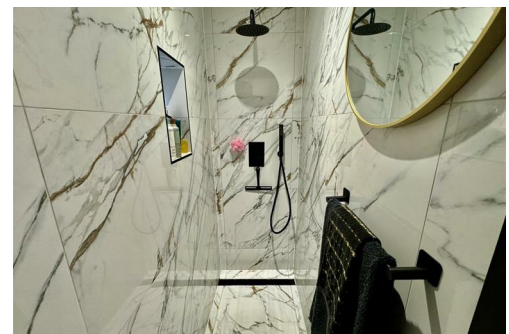
BATHROOM

4'11" x 5'11" (1.52m x 1.82m)

BEDROOM TWO

9'0" x 9'5" (2.76m x 2.88m)

REAR GARDEN

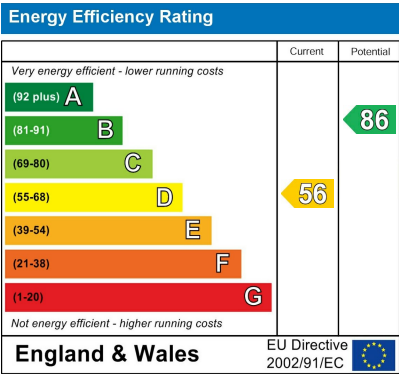


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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