CARVERS

SALES & LETTINGS

Bedford Street

Darlington, DL1 5LA

Offers over £95,000

House - End Terrace

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A very well presented and much improved traditional terraced house, offering surprisingly spacious accommodation and an excellent opportunity for either the owner occupier or property investor. The property is particularly conveniently situated within easy reach of Darlington town centre and the railway station, making it well placed for access to the town's amenities, transport links and wider area.

The accommodation comprises an entrance hallway leading into a lovely lounge, with a separate dining room and a well fitted kitchen having a good range of floor and wall units, complemented by attractive marble worktops. To the rear is a useful garden room, providing additional versatile living space and access to the outside.

To the first floor there are three good size bedrooms together with a bathroom which has been refitted with a modern white suite incorporating a shower.

Outside, the property benefits from an enclosed yard to the side.

A particularly appealing property which combines a good standard of presentation with more accommodation than might initially be expected from this style of house. It should appeal equally to someone looking for a comfortable home within convenient reach of the town centre and railway station, or to the property investor, with the property offering healthy potential rental yield of over 11% (gross) at the asking price.

- Well presented and improved deceptive accommodation
- Healthy rental yield potential
- Refitted bathroom with shower
- Kitchen with marble worktops
- Very conveniently located close to the town centre and train station
- Three good size bedrooms
- Lovely lounge and separate dining room
- Garden room

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

Investment Property Details

Potential Rent income: £900.00pcm
Yield: 11.37% gross

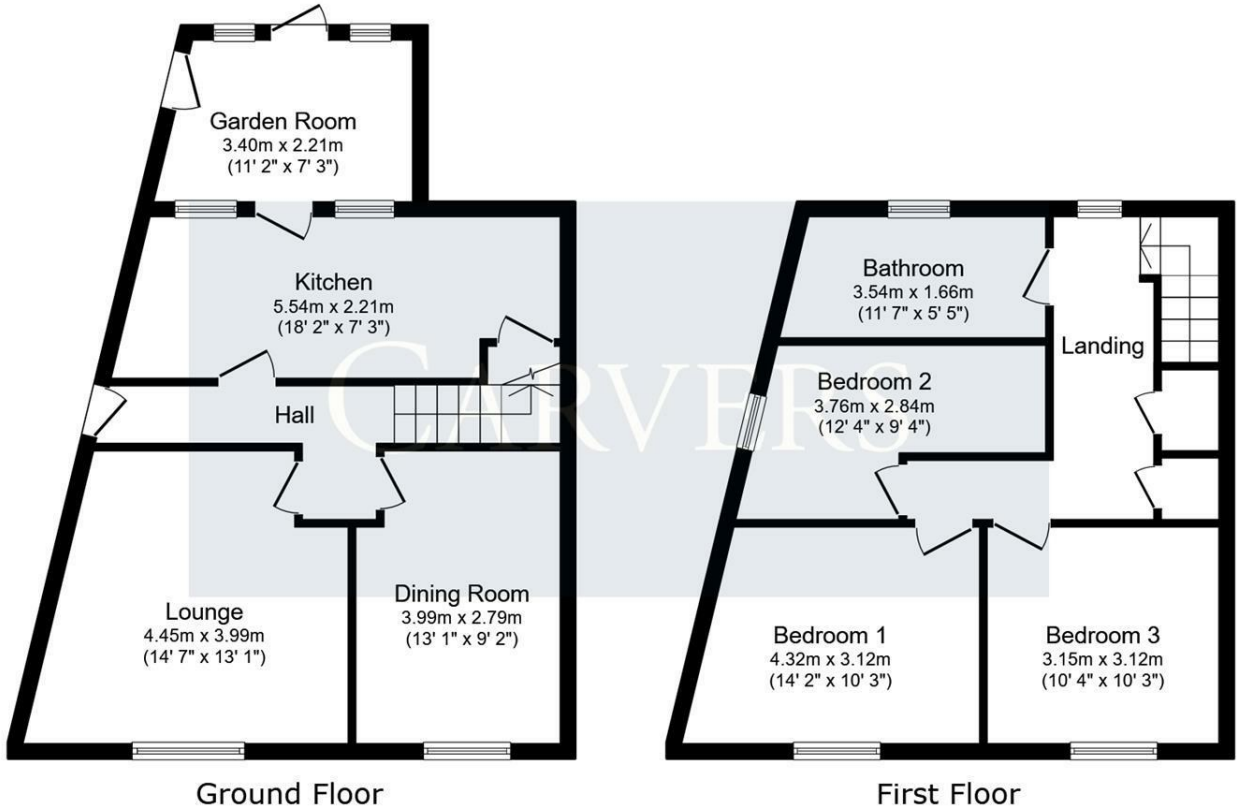
For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

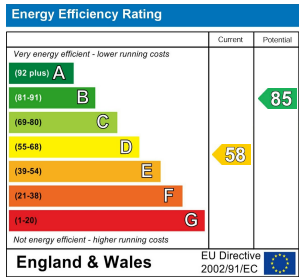
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





Property size taken from EPC sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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