



CARVERS
SALES & LETTINGS

Hundens Lane
Darlington, DL1 1JJ
Price £77,500

House - Semi-Detached



Lovingly owned and cared for by one owner for over 50+ years, now we're looking for someone for the next 50!

Take a look at this fantastic two-bedroom property which offers an excellent opportunity for first-time buyers looking to get onto the property ladder, investors looking for a great investment property which would currently show a yield of 10.8%!, or those perhaps looking for a home they can update and add value to.

The family home comprises of two well-proportioned bedrooms, a comfortable lounge leading into a separate open plan dining area, and a family bathroom. Outside, the property has a generous rear garden, providing plenty of space for outdoor entertaining, gardening, or future landscaping.

While the property would benefit from modernisation throughout, it offers fantastic potential to create a stylish and comfortable home tailored to your own taste. With its spacious layout and large garden, this is a property with plenty of scope to increase value.



- Fantastic semi detached home
- 2 bedroom + Family bathroom
- Excellent investment opportunity
- Lounge and separate dining room
- Large rear garden
- Great potential to modernise

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

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)

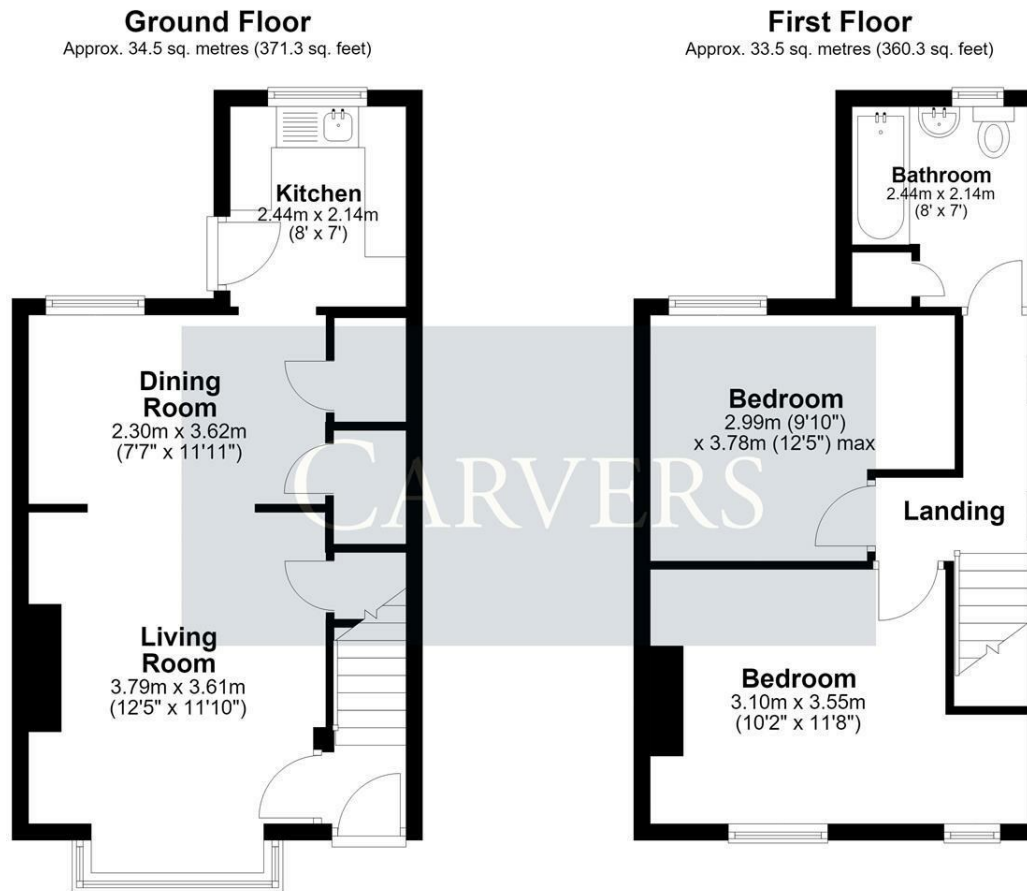
Investment Property Details

Potential Rent income: £675 pcm

Gross Yield: 10.80%

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





Total area: approx. 68.0 sq. metres (731.6 sq. feet)
66 Hundens Lane, Darlington

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

Property size taken from EPC
 753.00 sq ft

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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

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PROTECTED

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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.