CARVERS

SALES & LETTINGS

Leonard Street

Darlington, DL1 4BA

Price £75,000

House - Terraced

2

1

1

Situated on Leonard Street, a short walk from Darlington train station, this well-presented two-bedroom terraced home, offers an excellent opportunity to acquire a two-bedroom terraced property.

Recently refreshed with new flooring, the property has a clean, modern feel throughout. The spacious reception room provides a comfortable living and dining space, while the updated kitchen offers ample worktop and storage space, making it practical for everyday living.

Upstairs, there are two well-proportioned bedrooms served by a stylish modern family bathroom featuring a contemporary three-piece suite.

To the rear, the property benefits from a large, enclosed, low-maintenance yard, providing a secure and private outdoor space ideal for entertaining or additional storage.

- Large enclosed, tidy rear yard
- Modern, updated kitchen
- Contemporary family bathroom

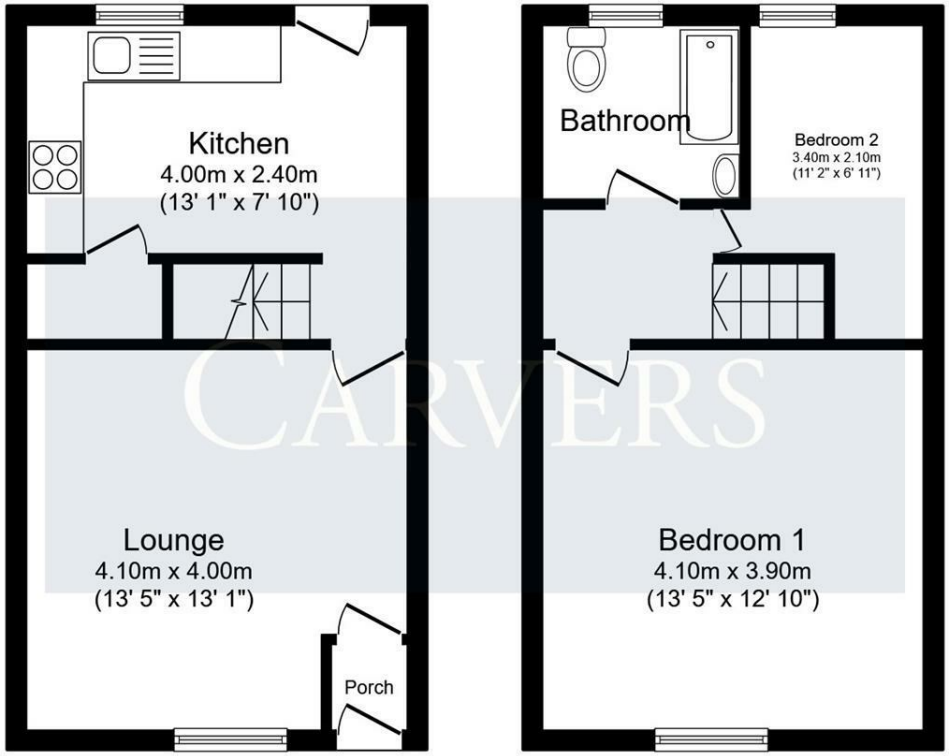
GENERAL INFORMATION:
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

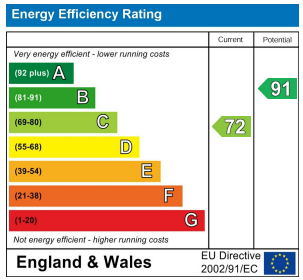
Investment Property Details
Current Rent: £600.00 pcm
Gross Yield: 9%
Potential Rent income: £695.00 pcm
Yield: 10.42%

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
656.00 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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers

Mortgage Advice Bureau

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.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk