

CARVERS

SALES & LETTINGS

Leonard Street

Darlington, DL1 4BA

Price £75,000

House - Terraced

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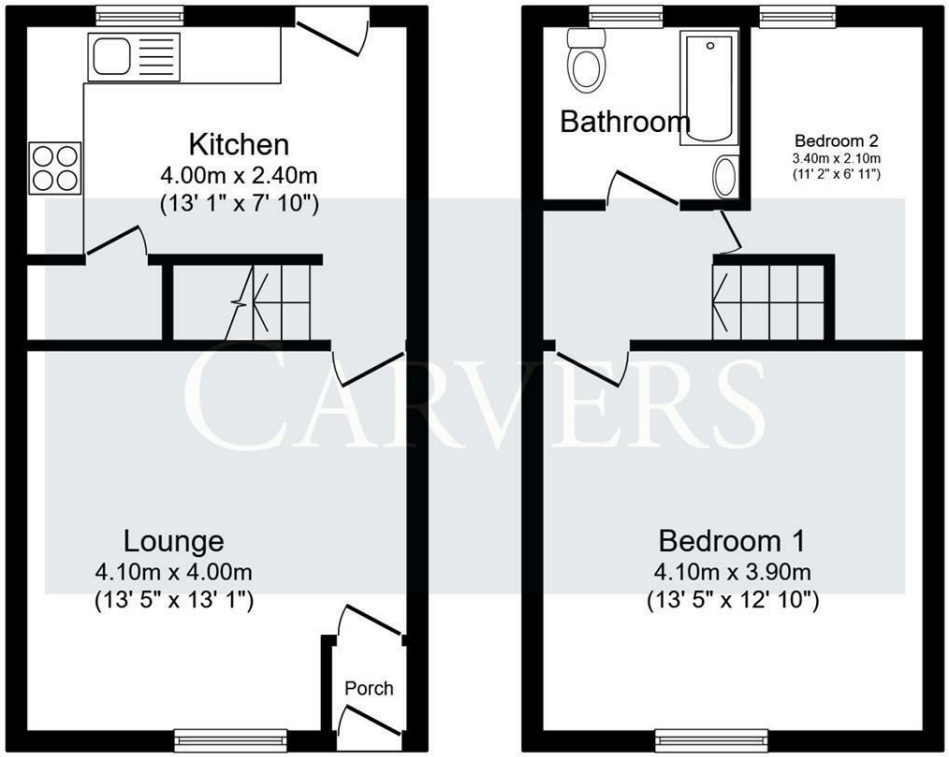
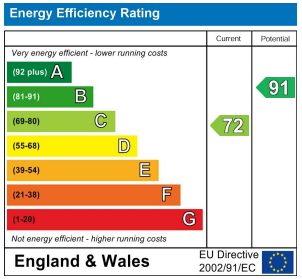
Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











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

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