



# CARVERS

SALES & LETTINGS

Yarm Road  
Darlington, DL1 1XF  
Price £70,000

House - Terraced



Occupying a convenient location a short distance from Darlington Town Centre and close to local shops and amenities including Darlington Railway Station this mid terraced house does need some cosmetic updating and improvement.

With the potential of providing a healthy rental yield the property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with fireplace, and a good size extended kitchen/breakfast room. To the first floor there are two good size bedrooms and a bathrom/w.c. Externally there is a yard to the rear and a forecourt garden to the front.



- Convenient location close to Darlington Railway Station
- Healthy rental yield potential
- Two good size bedrooms
- Some cosmetic updating and improvement required
- Lounge and extended good size kitchen/dining room
- Bathroom/w.c upstairs

#### 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

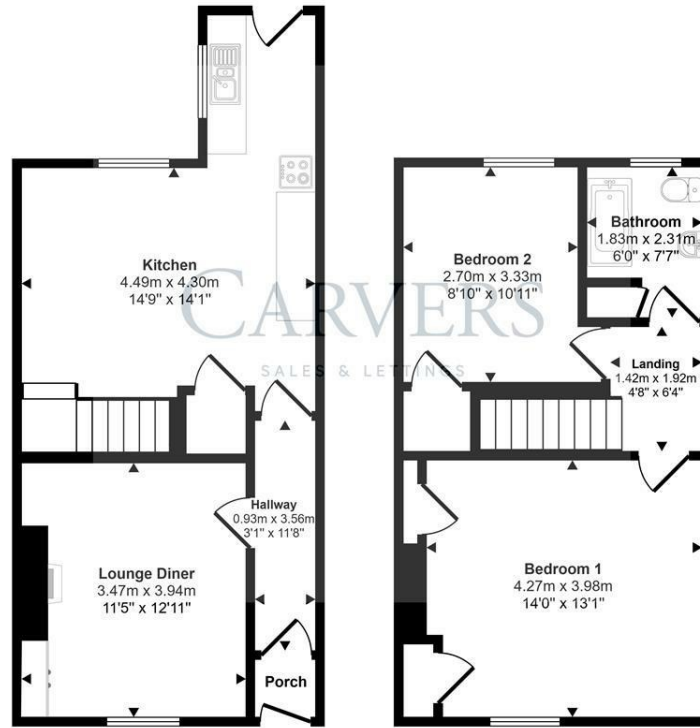
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#### Property Size

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)



Approx Gross Internal Area  
82 sq m / 881 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
818.00 sq ft

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