





Yoredale Avenue is situated in the tranquil cul-de-sac, just off Swaledale Avenue, in the well regarded west end of town, this impressive three-bedroom semi-detached house boasts a welcoming hallway that sets a warm and inviting tone for the rest of the property.

The ground floor features two spacious reception rooms, perfect for both relaxation and entertaining. The fitted kitchen comes equipped with modern appliances, making it a delightful space for culinary enthusiasts.

As you ascend to the first floor, you will find the master bedroom, which is enhanced by bespoke fitted wardrobes, providing ample storage and a touch of elegance. The family bathroom is thoughtfully designed, featuring a separate shower for added convenience.

The property is surrounded by mature, established gardens both at the front and rear, offering a serene outdoor space to enjoy. Internal viewing is highly recommended, as this home is sure to impress with its charm and character. This mature, semi-detached house is an ideal choice for families seeking a peaceful yet well-connected location in the WEST END walking distance to well regarded schools, shops ect.







- Impressive three bedroomed mature semi-detached property
- Walking distance to excellent well regarded schools
- Cul-de-sac location
- Two reception rooms
- Mature, established gardens
- West End location
- Ready to move into
- Bespoke fitted wardrobes to master bedrooms
- Welcoming hallway
- Internal viewing will impress

#### GENERAL INFORMATION

Tenure: Freehold

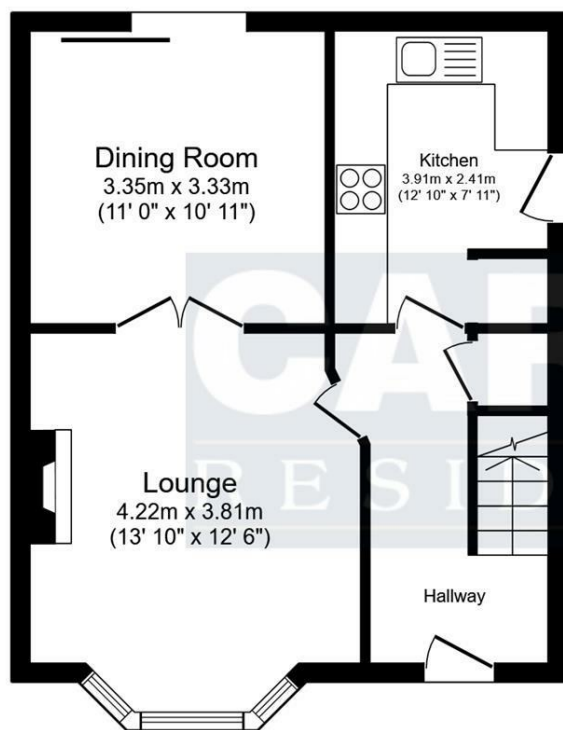
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

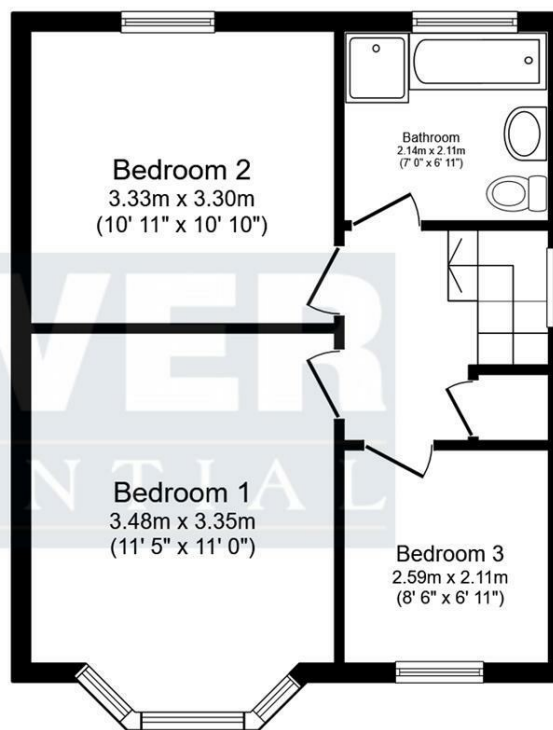
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**Ground Floor**

Floor area 42.6 sq.m. (459 sq.ft.)



**First Floor**

Floor area 42.6 sq.m. (459 sq.ft.)

**Total floor area: 85.3 sq.m. (918 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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MAB 6202



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