



Minster Walk,

Hurworth, Darlington, DL2 2AR

**Offers in the region of £280,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

An impressive detached house located in the sought-after village of Hurworth-on-Tees just outside of Darlington. This stylish property boasts two reception rooms, four bedrooms (one currently used as a dressing room), en-suite and bathroom, offering ample space for comfortable living. As you step inside, you'll be greeted by the open-plan living accommodation on the ground floor, creating a warm and inviting atmosphere for entertaining guests or relaxing with family. The modern kitchen is perfect for whipping up delicious meals and enjoying culinary delights. One of the highlights of this property is the en-suite off bedroom one, providing a touch of luxury and convenience. With parking available to the front of the property, you'll never have to worry about finding a spot after a long day. Step outside to the south-facing rear garden, a tranquil oasis where you can soak up the sun, enjoy a morning coffee, or host summer barbecues with friends and family. The popular village location offers a sense of community and convenience, with local amenities and schools within easy reach. Don't miss the opportunity to make this delightful property your new home. Book a viewing today.





- SOUTH FACING REAR GARDEN
- MODERNISED KITCHEN
- POPULAR VILLAGE LOCATION

- OPEN PLAN LIVING ACCOMMODATION
- EN-SUITE OFF BEDROOM ONE

#### **GENERAL INFORMATION:**

Tenure: Freehold

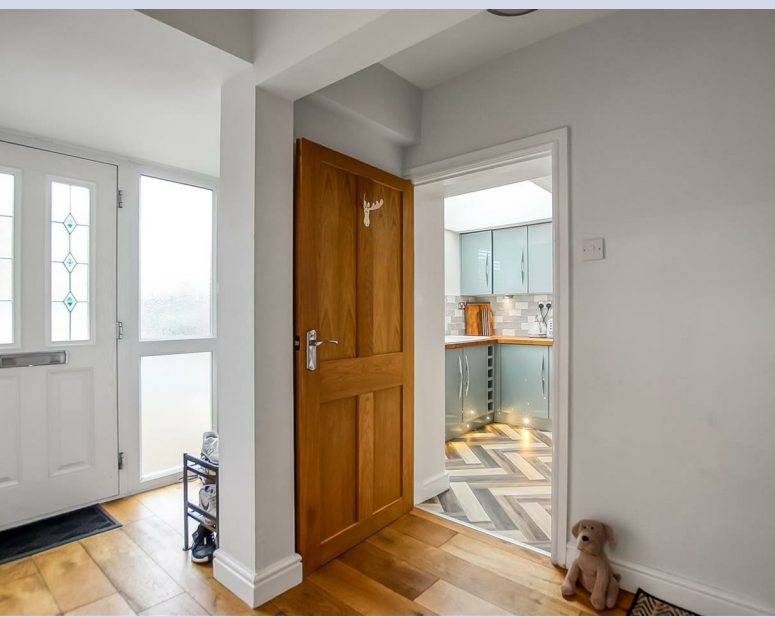
Services: Gas central heating (new Combi boiler installed March 2023), mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

#### **Buyers Identification Checks**

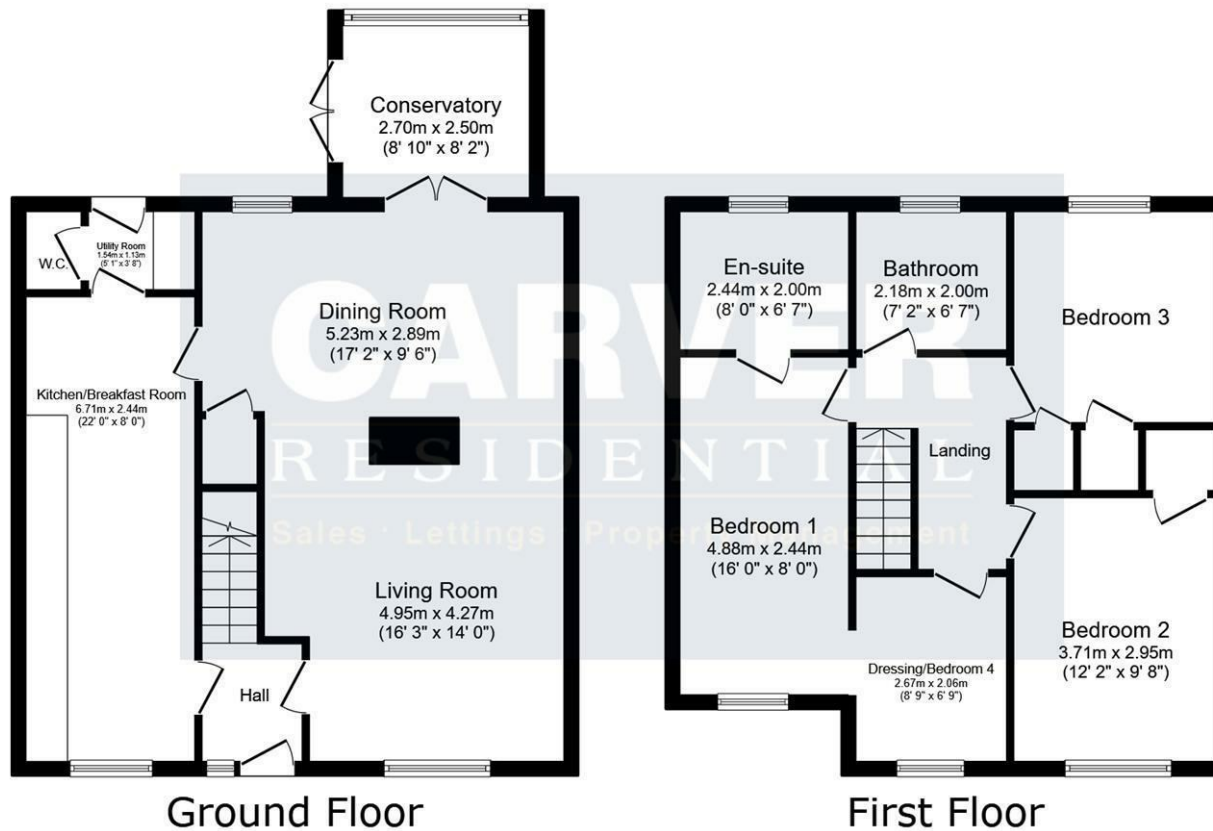
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.











| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| A (91-100)                                  |         | 82                      |
| B (81-90)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   | 68      |                         |
| E (49-54)                                   |         |                         |
| F (39-48)                                   |         |                         |
| G (31-38)                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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)

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

**naea**  
**propertymark**

**PROTECTED**



14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)