

FOR SALE:- Offers in the Region of £150,000

4 Raby Terrace, Darlington, DL3 7TW

Residential Investment:- 2 well-appointed apartments (Vacant possession)

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SITUATION/LOCATION

The property occupies an end terrace position fronting Raby Terrace adjacent to Duke Street and to the R/O Skinnergate in the heart of Darlington town centre. Raby Street is a predominantly residential street however there is a diverse variety of commercial occupiers in the vicinity including Savers, Greggs and Watson Woodhouse Solicitors among others. All town centre amenities all within convenient walking distance and there are a number of public / on street car parking facilities available close by. The property benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A1(M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey end terrace residential investment property comprising two apartments.

The property is of traditional brick construction held beneath a dual pitched concrete pan tile covered roof and was refurbished by our client in approximately 2018 to provide two well-appointed apartments.

Flat 1 is held over ground floor and basement comprising living room, kitchen, bedroom and bathroom on the ground floor together with a large breakout room in the basement.

Flat 2 is held over first floor comprising living room, kitchen, bathroom and bedroom.

Both flats are served separately for utilities and heated by way of an independent gas fired central heating system.

TENURE

Freehold

ACCOMMODATION

Flat	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
1	1 Bed (held over GF and basement)	51.11	ERV: £550	ERV: £6,600	A
2	1Bed	38.04	ERV: £550	ERV: £6,600	A
TOTAL (ERV)			£1,100	£13,200	

(Agents Note: Sizes are gross internal areas)

COUNCIL TAX

Band A

VAT

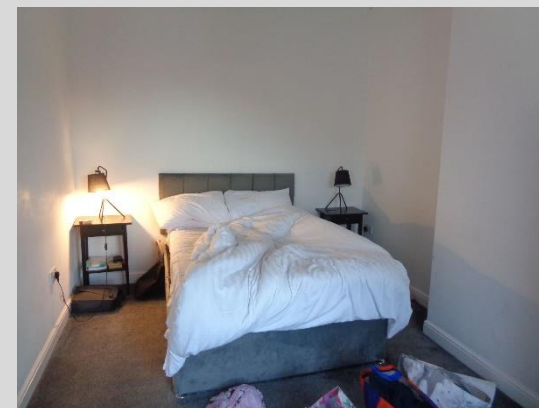
We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPCS

To be confirmed



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