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Yarm Road
Darlington, DL1 1BE
Price £135,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

A fantastic opportunity to purchase this three bedroomed semi-detached property located in the Eastbourne area of Darlington. The property currently has tenants in situ paying £650pcm. Viewing will reveal entrance hall, living room, dining room opening to an extended fitted kitchen, rear porch and ground floor bathroom/WC. To the first floor there is a good sized principle bedroom and two further bedrooms. Externally, there is off road parking and a garden to the front and a low maintenance rear yard.





- Popular location
- Currently tenanted

- Off street parking
- Viewing by appointment only

General Rental Information

Tenure: Freehold
Gas Fired Central Heating
Double Glazing
Darlington County Council Tax - Band B

Tenancy Information

Market Rent: £700pcm
Passing Rent: £650pcm
Tenancy start date: 22/05/2023
Term: Periodic
Potential Gross Yield: 5.8%
Managing Agent: Carver Lettings

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.



GROUND FLOOR
49.9 sq.m. (537 sq.ft.) approx.

1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.

YARM ROAD, DARLINGTON, DL1 1BE.

TOTAL FLOOR AREA - 83.0 sq.m. (893 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

79

58

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MAB 6202



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