



10 Kennard Road
Darlington, DL2 2XD

youngsRPS 

10 Kennard Road Darlington DL2 2XD

A substantial and well-presented three bedroom detached family home in the popular West Park development on the outskirts of Darlington. This versatile property enjoys off street parking, a single garage, as well as an enclosed rear gardens.

- Modern detached home
- Three bedrooms
- Master with en-suite
- Beautifully presented throughout
- Well presented garden
- Gas central heating
- Close to transport links
- Energy efficiency rating B



youngsRPS

Hexham 01434 608980



DESCRIPTION

This well-presented three bedroom detached property has a maturing front garden and off street parking, leading to the integrated garage. Internally the ground floor offers great family living. The entrance hallway with stairs to first floor has Cloaks WC. The living room to the front is a spacious sitting room with large windows to the front creating a bright and inviting space. The kitchen diner occupies the rear of the ground floor with French doors opening out to a rear patio area. The beautiful fitted modern designed kitchen has wall and base cabinets with Silestone work surface, stainless steel sink and drainer with mixer tap. Integrated fridge freezer, electric double oven and an induction hob with extractor hood.

The first floor has three spacious bedrooms, The Master bedroom to the rear of the property has fitted wardrobes and private ensuite comprising shower cubicle, vanity unit with wash hand basin, WC and tiled flooring and partially tiled walls. The second bedroom is again a pleasant double bedroom to the front of the property with fitted wardrobes whilst the third bedroom is a spacious single bedroom. The family bathroom has a modern bathroom suite comprising Bath with shower over, vanity unit with wash hand basin, WC, partially tiled walls and tiled flooring.

Outside the enclosed rear garden has been mainly laid to lawn with side access down both sides of the property, fenced borders and a patio area directly accessible from the French door in the kitchen. The front garden has planted bedded borders alongside the driveway and path leading to the side access.

LOCATION

Situated on the outskirts of Darlington, in the popular West Park area. The property is ideally located near to schools and the hospital, major shops and a full range of retail and leisure facilities. The area enjoys excellent transport links with easy access to the A1, A68 and A19 as well as Darlington train station providing regular trains on the East Coast Mainline both North to Newcastle and Edinburgh as well as south bound to York and London.

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Darlington Borough Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

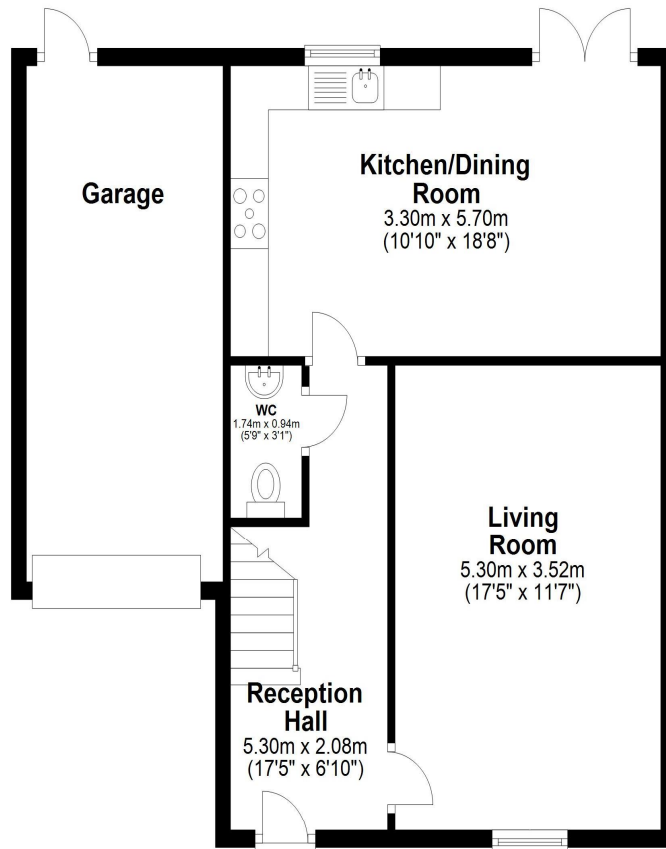
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



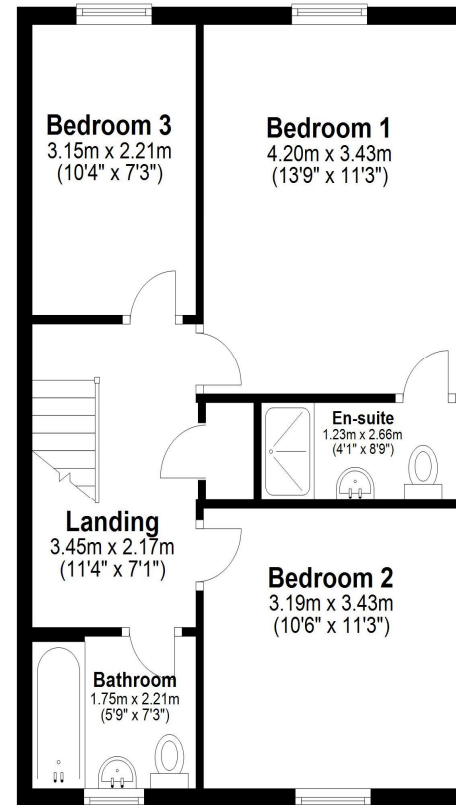
Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

10 Kennard Road, Darlington

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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