



country properties
village properties
town homes
barn conversions
building plots

Hopelands
Heighington, DL5 6PQ

Offers in the region of £149,950

NICK & GORDON
CARVER
RESIDENTIAL

Offered for sale with no onward chain, this particularly spacious family home has undergone a number of significant improvements over recent months to include newly fitted kitchen and bathroom suites together with a programme of decoration throughout with newly laid carpets and flooring throughout. An internal viewing will reveal a lovely bay windowed lounge with feature limestone fireplace housing a coal effect gas fire and a fabulous open plan fitted kitchen/dining room with French door opening to the rear gardens. There are three good size bedrooms to the first floor, (two having built-in storage), with family bathroom featuring a matching white suite with overhead electric shower. Externally there are sizeable South facing enclosed gardens to the rear of the property with lawn and patio areas. The property is equipped with gas central heating to radiators.





Services

Mains gas, (central heating to radiators), electricity and drainage.

Agents Notes

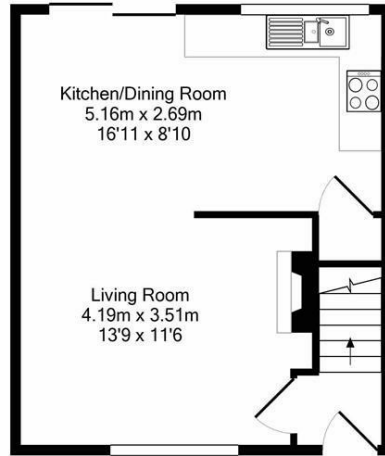
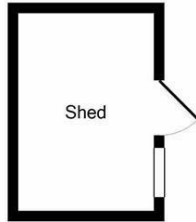
The property is offered for sale with immediate vacant possession.

Local Authority

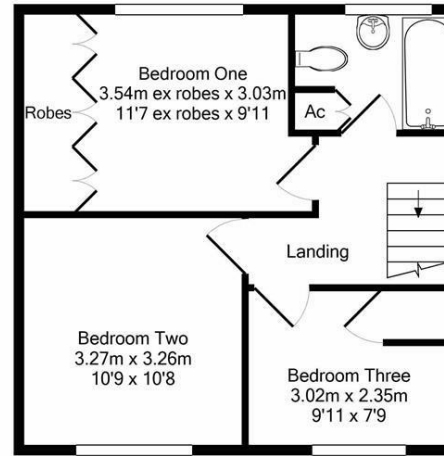
Darlington Borough Council

Council Tax

Band A



GROUND FLOOR
APPROX. FLOOR
AREA 39.3 SQ.M.
(423 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.9 SQ.M.
(418 SQ.FT.)

HOPELANDS, HEIGHINGTON, DL5 6PQ.
TOTAL APPROX. FLOOR AREA 78.1 SQ.M. (841 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 64 | |
| (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 | |

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



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

80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

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

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

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

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