

Plot 101, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£204,995

estates⁴
'The Art of Property'



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£204,995

Council Tax Band:

** PART EXCHANGE AVAILABLE ** ** 5% PAID TOWARDS DEPOSIT FOR FIRST TIMER BUYERS AND THOSE IN RENTED **

Integrated kitchen appliances: Oven, Hob, Hood, Dishwasher, Fridge/Freezer and washing machine and turf to rear garden.

The Ripon is a beautiful semi-detached home that's perfect for first-time buyers and families. This Three bedroom property comes with Two parking spaces. Downstairs, there is a front aspect kitchen/dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom and storage.

On the first floor, you can enjoy a generous principal bedroom with fitted wardrobes and an en-suite. There are also two further bedrooms and a family bathroom.

There is an estate management charge of approx. **Rear garden**
£110+VAT pa (23/24)

Principal elevation

Entrance Hallway

Kitchen/dining area

12'1" x 8'2" (3.70 x 2.50)

Ground floor WC

Lounge

15'7" x 11'4" (4.75 x 3.46)

First floor landing

Principal bedroom

9'10" x 8'10" (3.01 x 2.71)

En-suite

7'0" x 5'4" (2.14 x 1.65)

Second bedroom

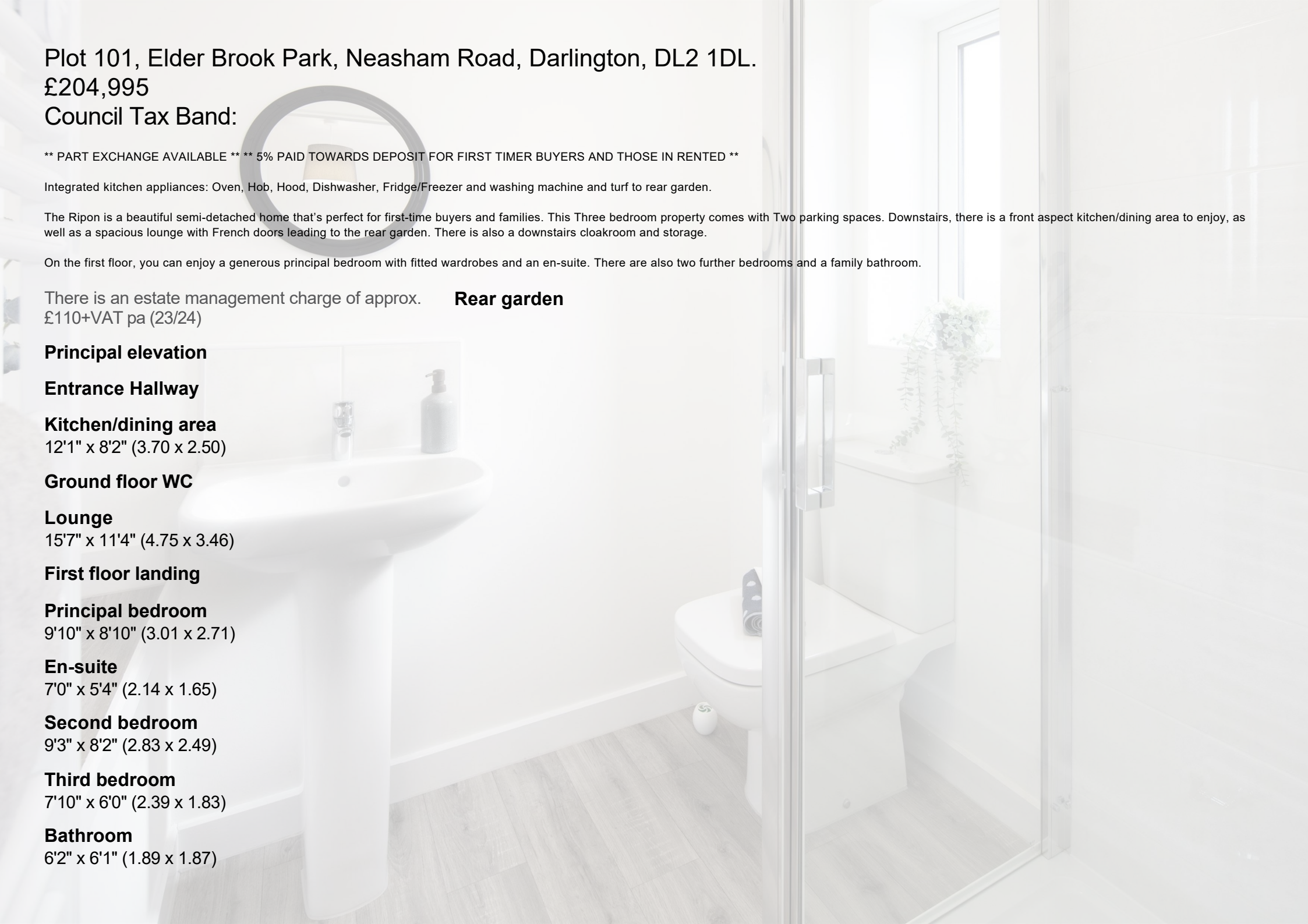
9'3" x 8'2" (2.83 x 2.49)

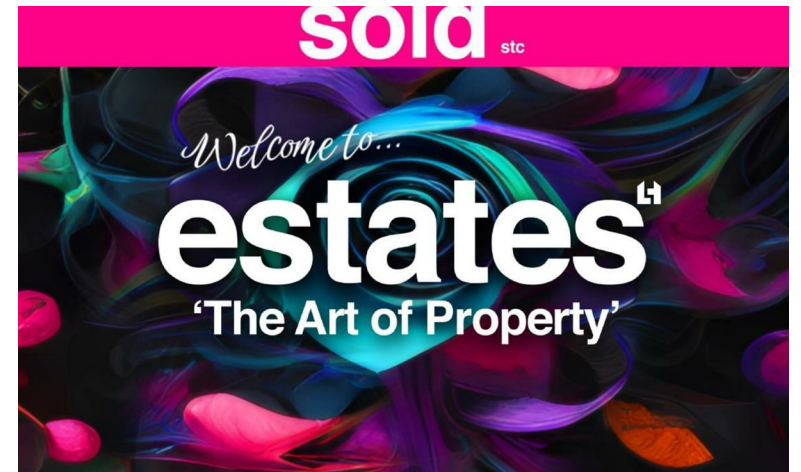
Third bedroom

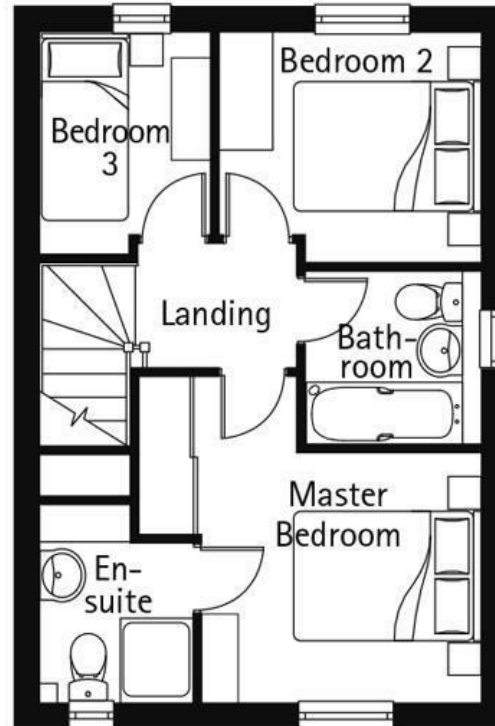
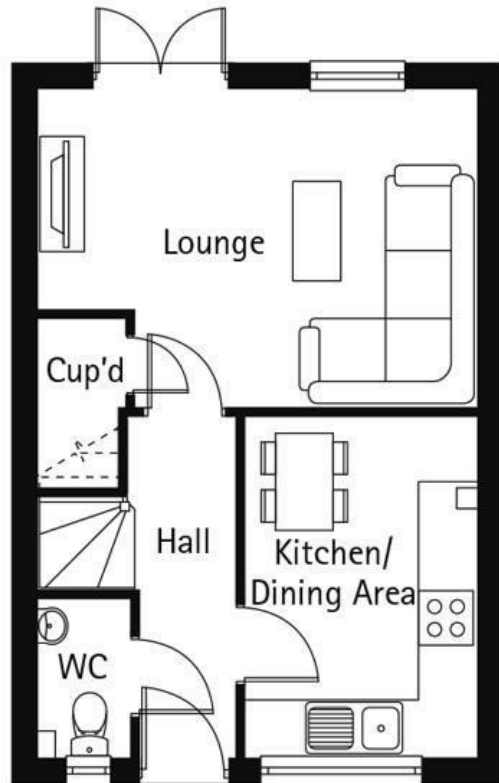
7'10" x 6'0" (2.39 x 1.83)

Bathroom

6'2" x 6'1" (1.89 x 1.87)







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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	