

Plot 98, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£209,995

estates⁴
'The Art of Property'



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Council Tax Band:

FIRST TIME BUYER DEAL: £5,000 towards deposit, £1,000 towards legal fees.

Flooring throughout and appliances included: integrated fridge/freezer, dishwasher, washing machine, hob, oven and cooker hood. Turf to rear.

The York is a beautiful semi-detached home that's perfect for first-time buyers and families. This 3-bedroom property comes complete with 2 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 with fittings by Porcelanosa and Ideal Standard. The York also features a HIVE thermostat.

EPC RATING: B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VATpa (23/24)

Principal elevation

Hallway

Kitchen/dining area

14'7" x 9'0" (4.45 x 2.75)

Ground floor W/C

Lounge

15'7" x 10'4" (4.75 x 3.16)

First floor landing

Principal bedroom

11'10" x 9'8" (3.61 x 2.97)

En-suite

5'6" x 15'5" (1.68 x 4.8)

Second Bedroom

10'0" x 8'9" (3.05 x 2.68)

Third Bedroom

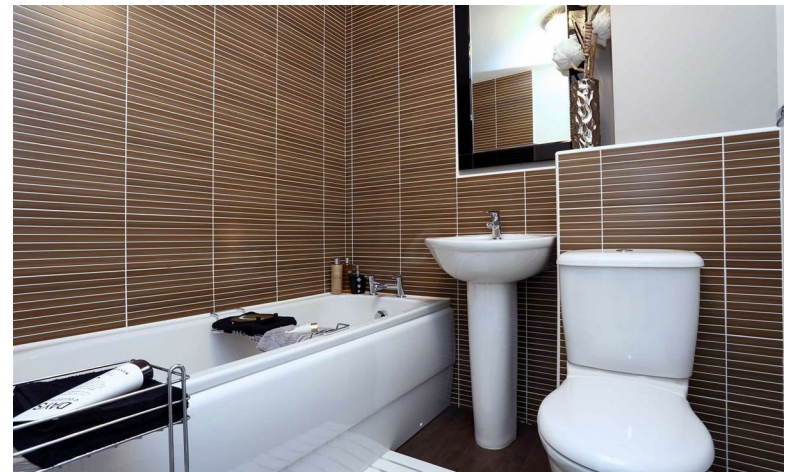
8'5" x 6'5" (2.59 x 1.98)

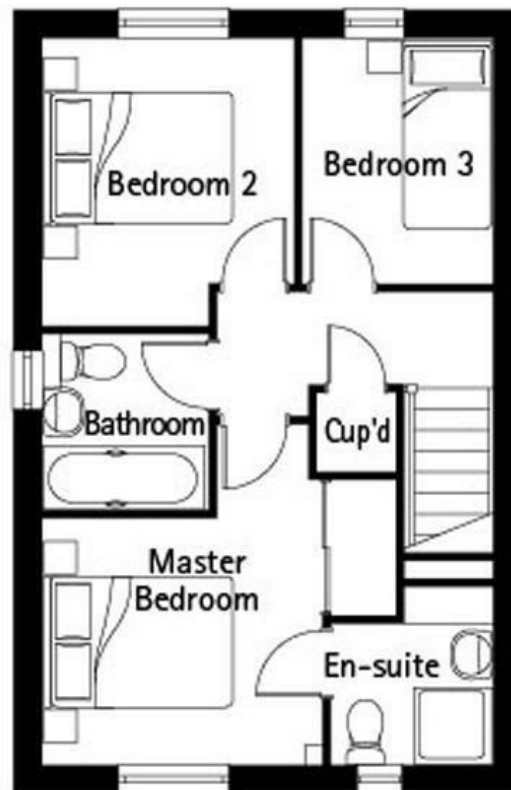
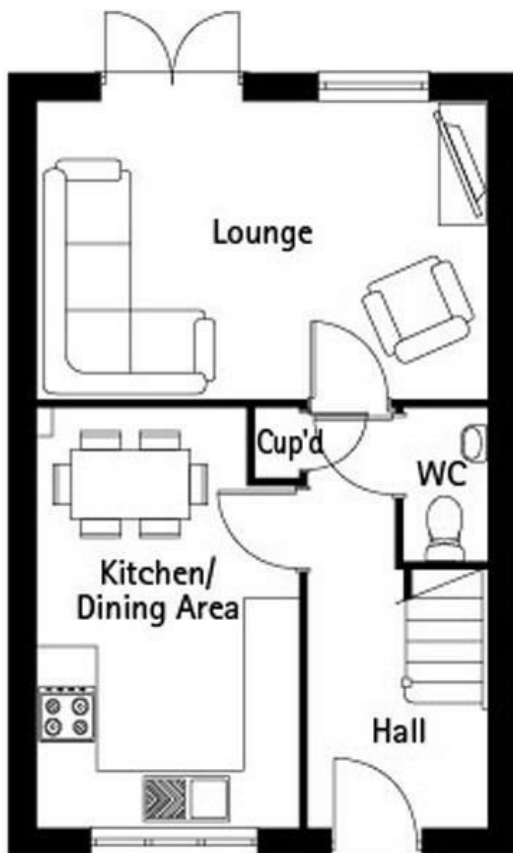
Bathroom

6'1" x 5'8" (1.87 x 1.74)

Rear garden







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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