

Plot 100, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£189,995

estates⁴
'The Art of Property'



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Council Tax Band:

FIRST TIME BUYER DEAL: £5,000 towards deposit, Carpets and flooring, £1,000 towards legal fees.
Integrated kitchen appliances: Oven, Hob, Hood, Dishwasher, Fridge/Freezer and washing machine.

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

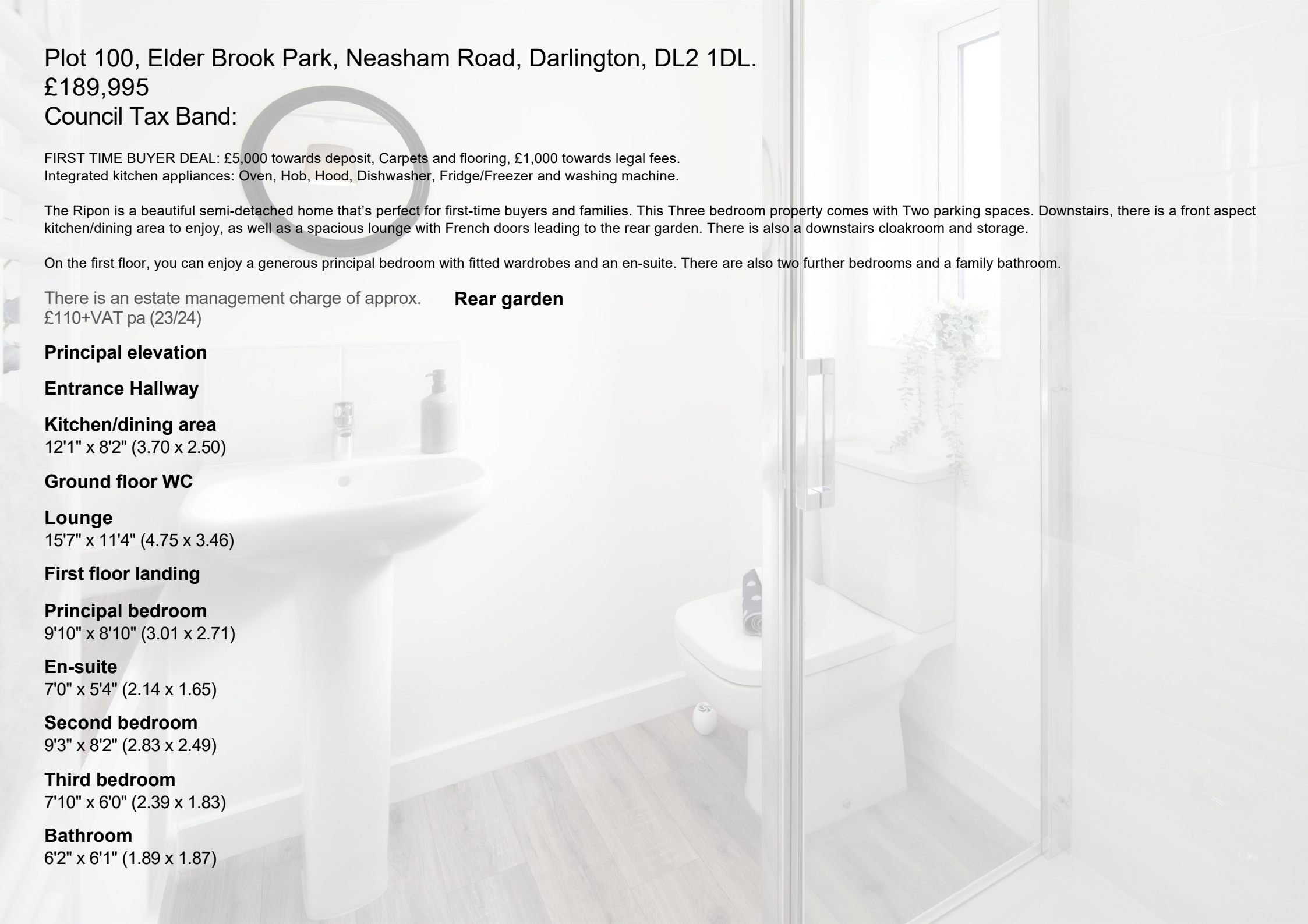
Principal bedroom
9'10" x 8'10" (3.01 x 2.71)

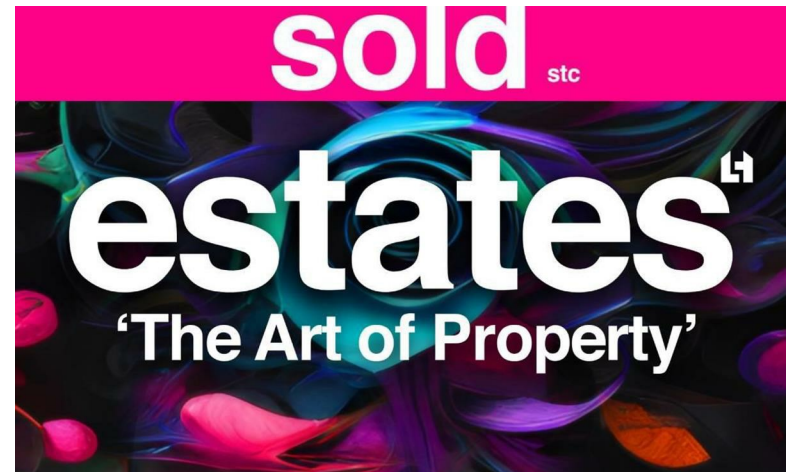
En-suite
7'0" x 5'4" (2.14 x 1.65)

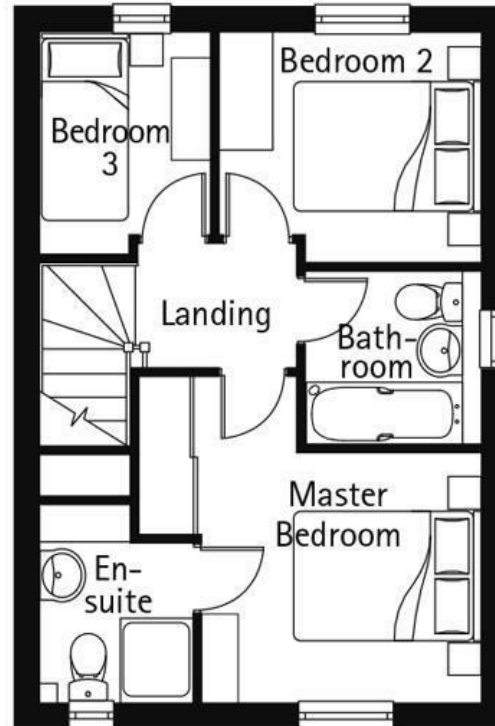
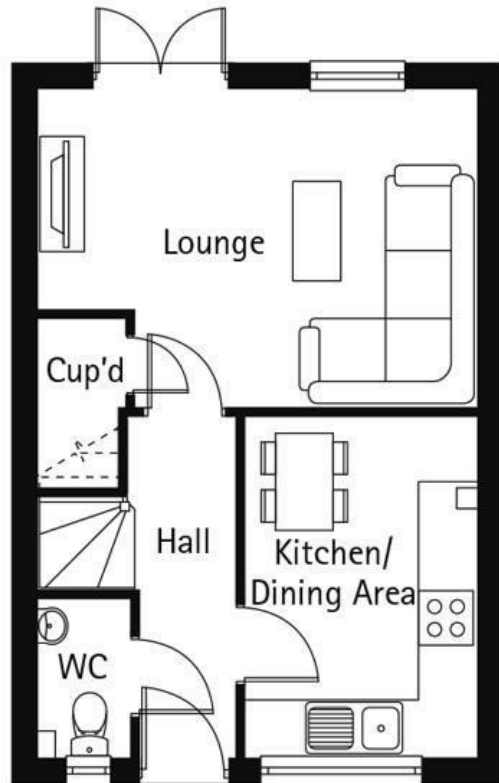
Second bedroom
9'3" x 8'2" (2.83 x 2.49)

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 | |