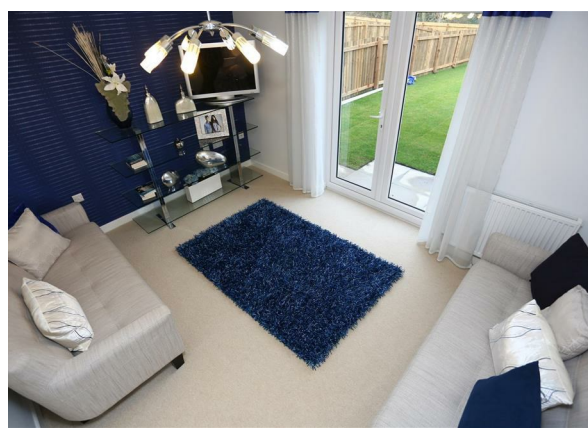
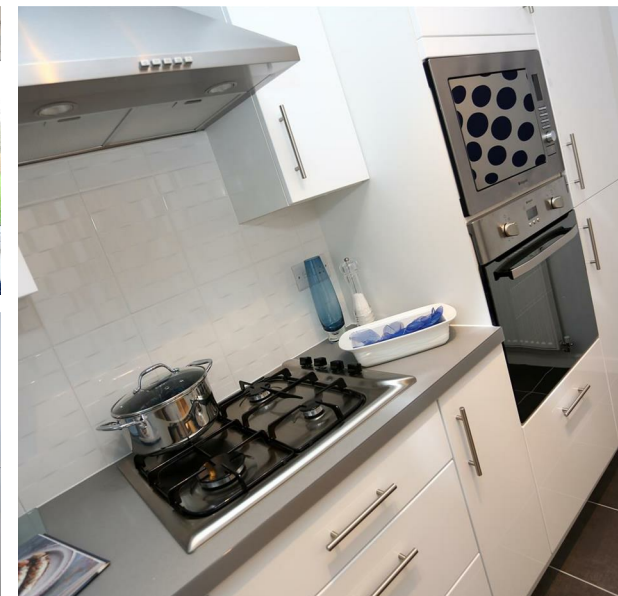


Plot 217, West Park Garden Village, Edward Pease Way, Darlington,  
DL2 2TS.  
£159,995



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£159,995

Council Tax Band:

\* First time buyer deals available £5,000 towards deposit and flooring \*

The Ely is a superb Two bedroom home with parking that's ideal for first-time buyers and new families alike. Downstairs, a rear lounge leads out onto an attractive garden via French doors, and a separate kitchen/dining area creates a welcoming and airy atmosphere. There is also a downstairs cloakroom and storage.

The principal bedroom with fitted wardrobes greets you upstairs, as well as a second spacious bedroom and an immaculate family bathroom. The Ely features the very latest fixtures and fittings, creating a modern and sustainable environment for your household.

EPC RATING: B

These houses are sold on a FREEHOLD basis.

There is an estate management charge of approx.

£110+VAT pa (23/24)

**Principal elevation**

**Hallway**

**Ground floor W/C**

**Kitchen/dining area**

11'5" x 6'9" (3.50 x 2.06)

**Lounge**

13'3" x 10'2" (4.05 x 3.11)

**First floor landing**

**Principal bedroom**

13'3" x 10'3" (4.05 x 3.14)

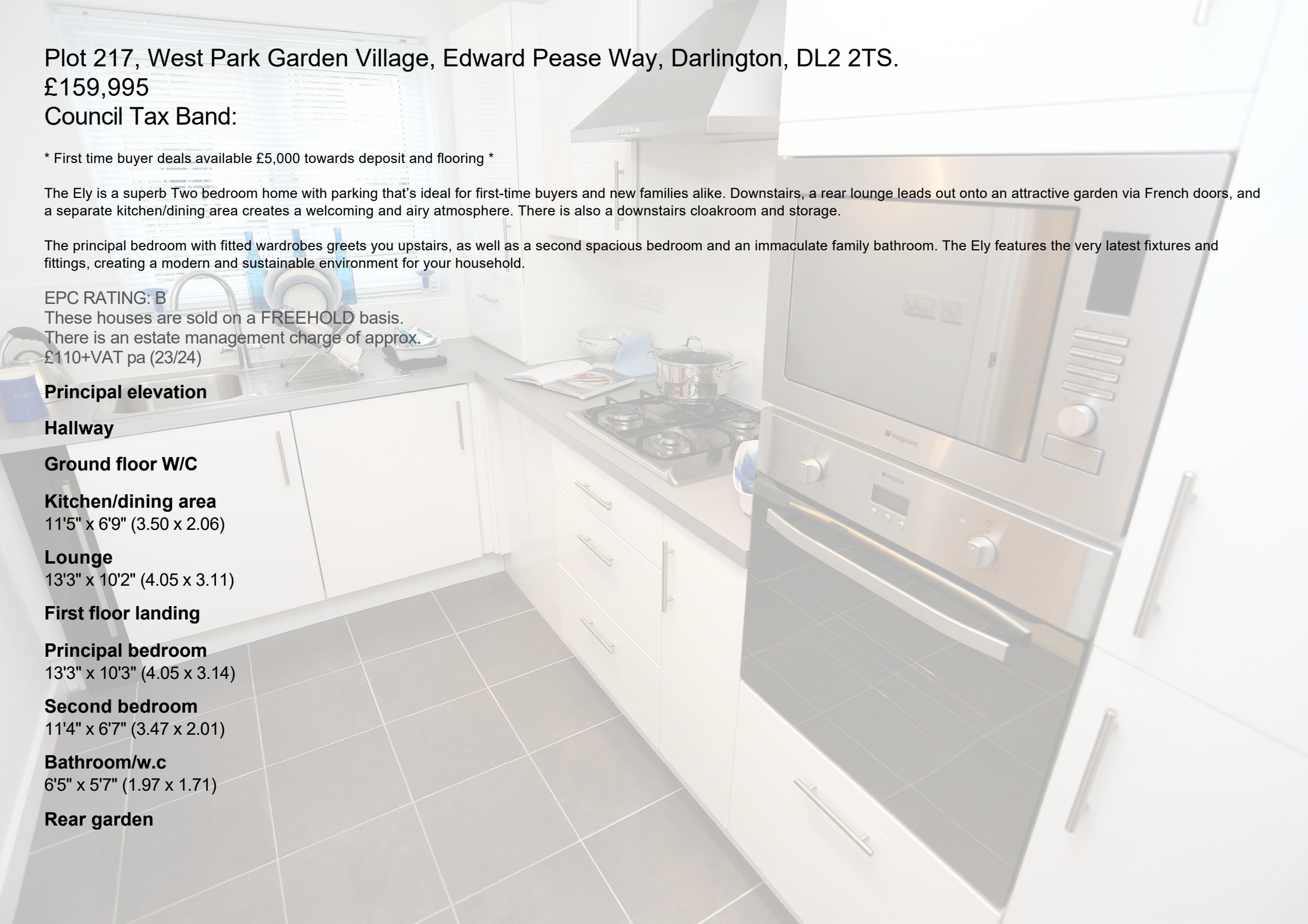
**Second bedroom**

11'4" x 6'7" (3.47 x 2.01)

**Bathroom/w.c**

6'5" x 5'7" (1.97 x 1.71)

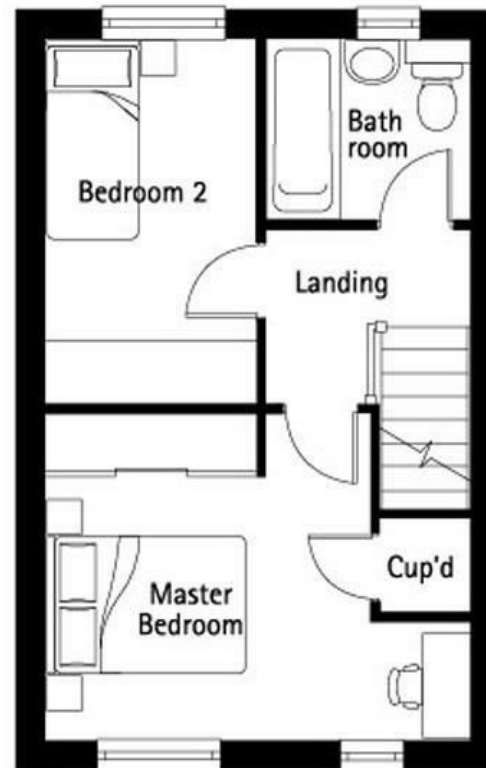
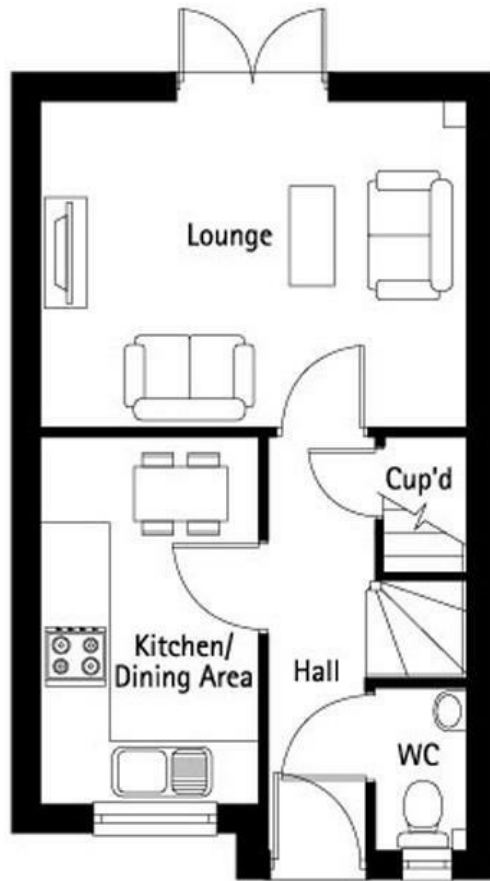
**Rear garden**







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<https://www.vurv.online/>



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