

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

**estates<sup>4</sup>**  
'The Art of Property'





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

£209,995

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**

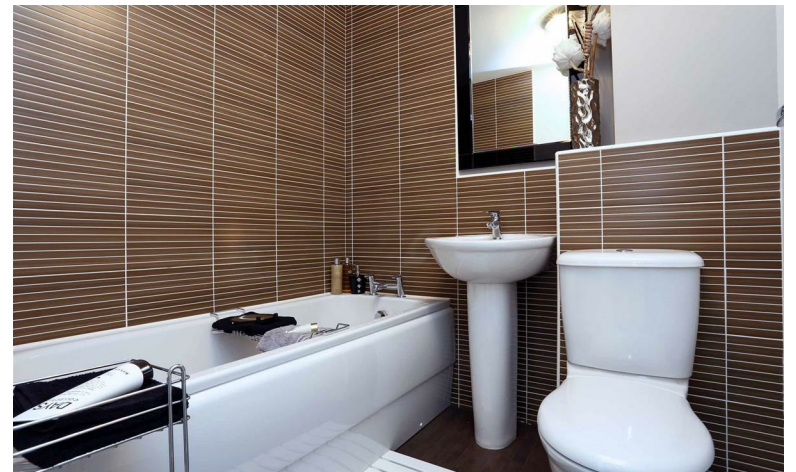
8'5" x 6'5" (2.59 x 1.98)

**Bathroom**

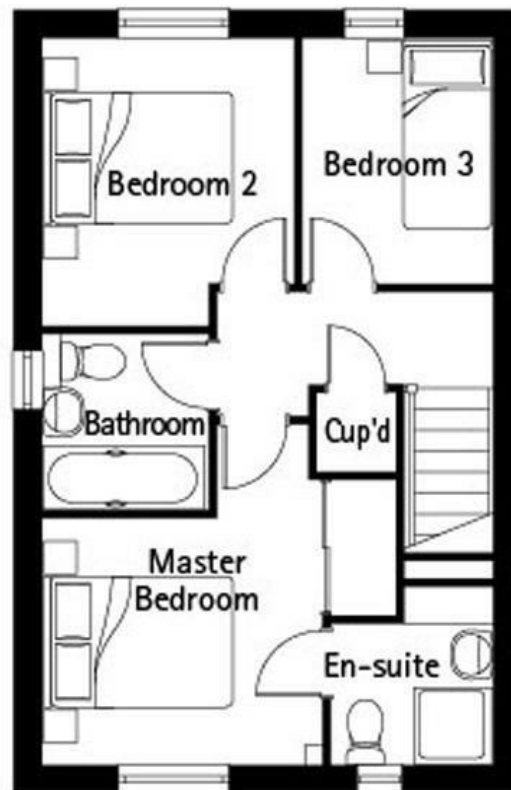
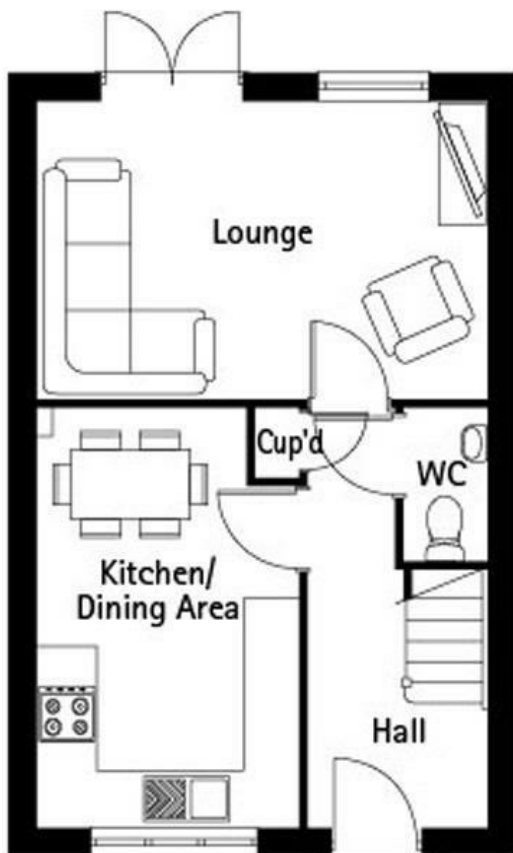
6'1" x 5'8" (1.87 x 1.74)

**Rear garden**









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		