

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

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



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

£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.  
£110+VAT pa (23/24)

### Rear garden

#### 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

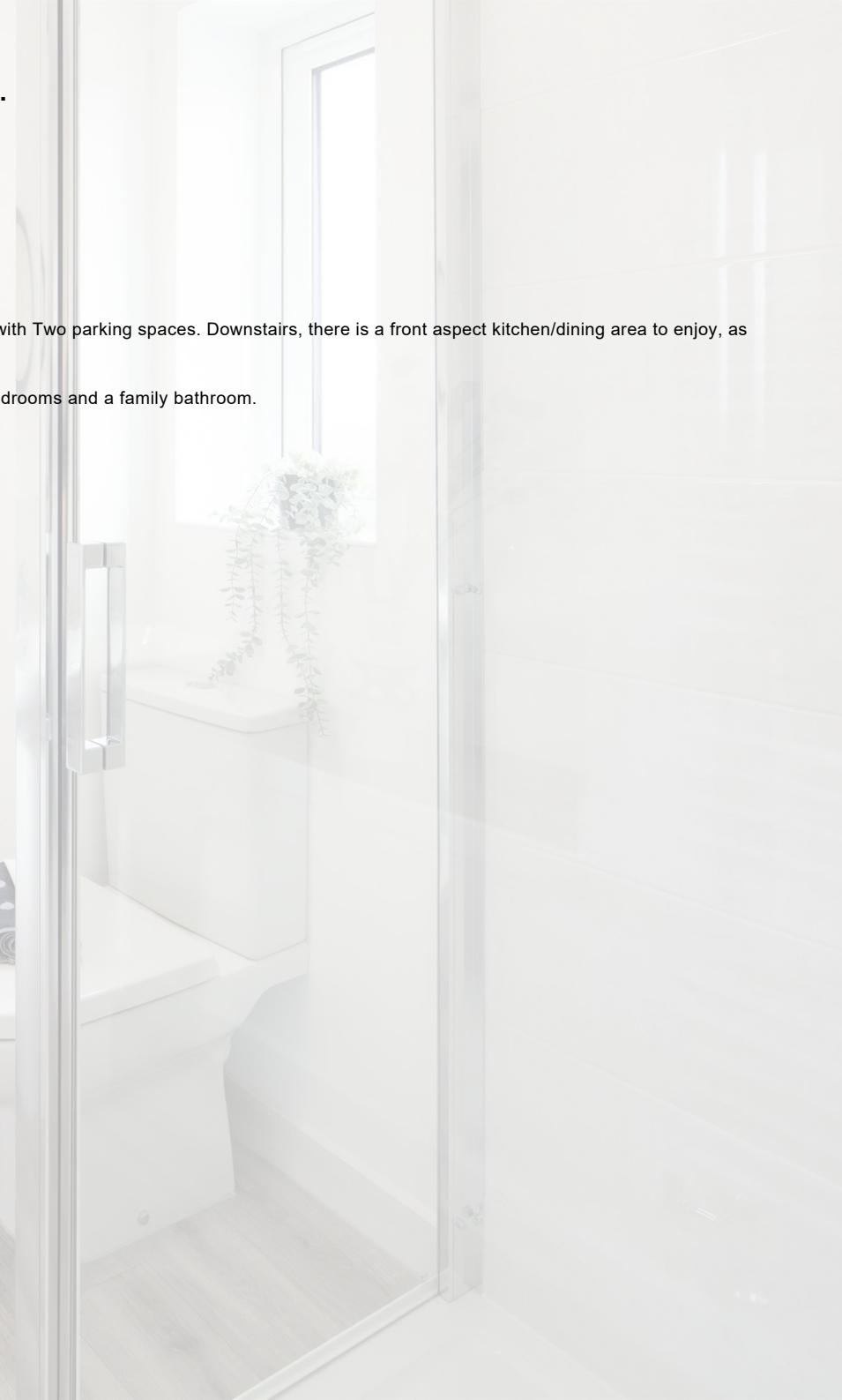
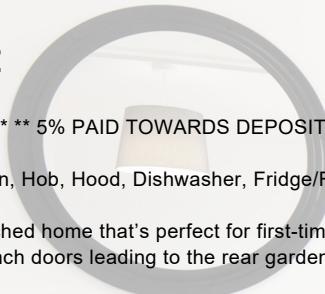
**Principal bedroom**  
9'10" x 8'10" (3.01 x 2.71)

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

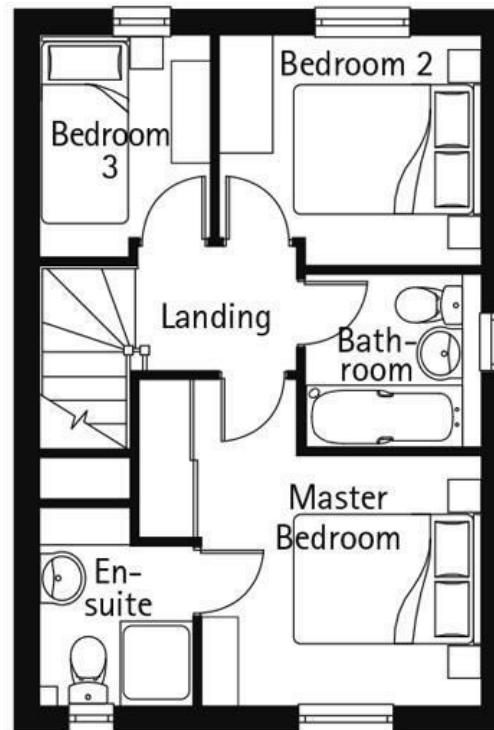
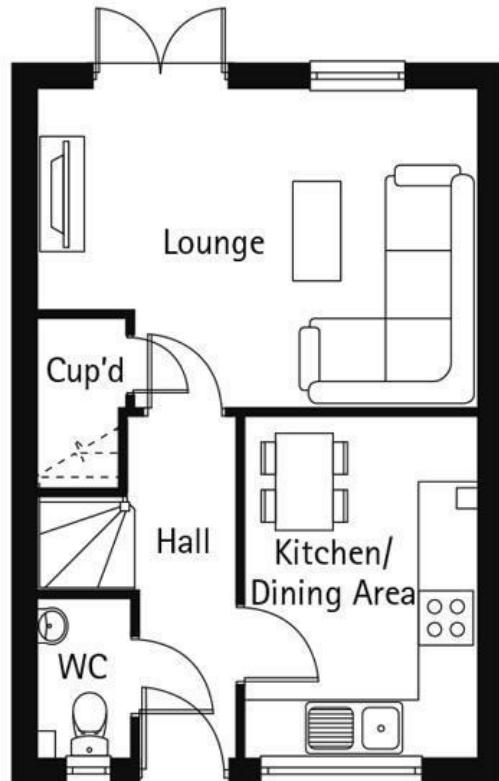
**Second bedroom**  
9'3" x 8'2" (2.83 x 2.49)

**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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