

Plot 113, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£204,995

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



Plot 113, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£204,995

Council Tax Band:

First time buyer deal: £5,000 paid towards deposit, £1,000 paid towards legal fee's, flooring included, Integrated appliances Fridge/Freezer and Dishwasher included.

The Jasmine is a beautiful Three bedroom home that's perfect for first time buyers and small families. It comes complete with parking. 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.

On the first floor, you can enjoy a generous principal bedroom with en-suite facilities. There are two good sized bedrooms and a family bathroom.

Like all properties at Hurworth Meadows, the Jasmine comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B

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

### Principal elevation

### Entrance hallway

### Kitchen/dining area

12'1" x 8'2" (3.70 x 2.50)

### Lounge

15'7" x 11'4" (4.75 x 3.46)

### Ground floor w/c

### 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)

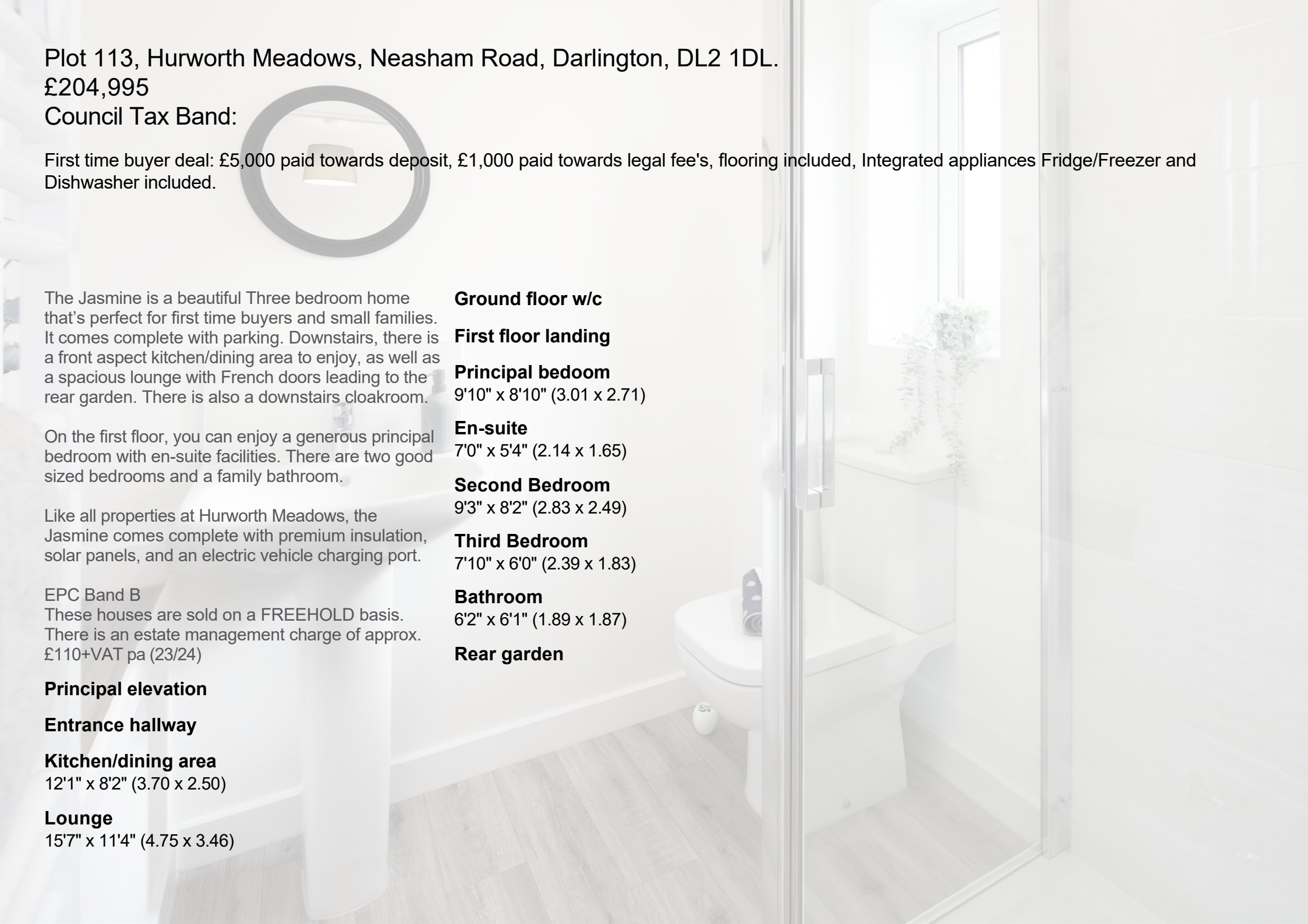
### Third Bedroom

7'10" x 6'0" (2.39 x 1.83)

### Bathroom

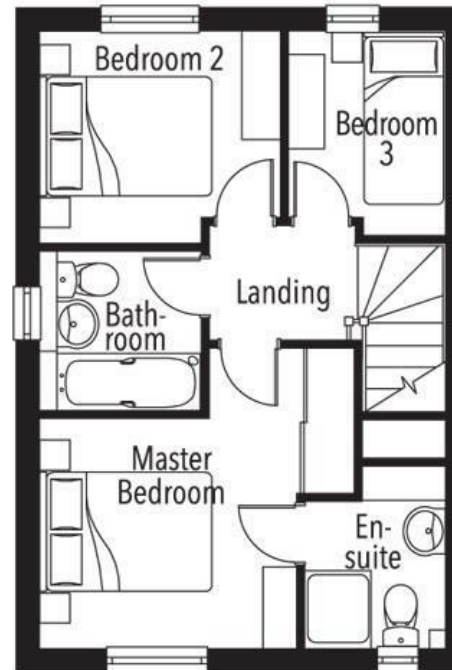
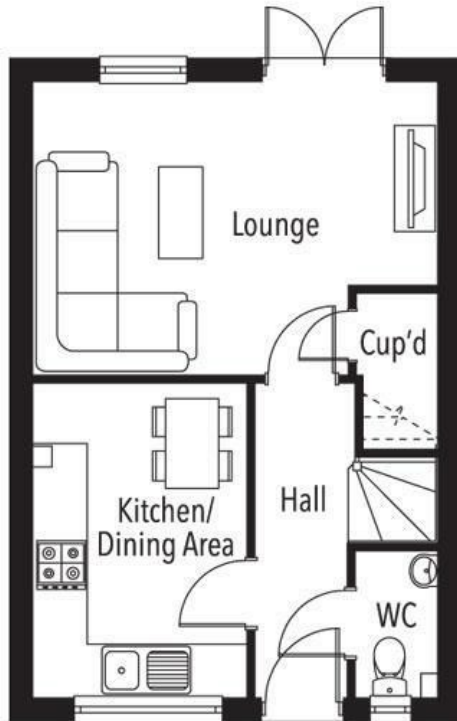
6'2" x 6'1" (1.89 x 1.87)

### Rear garden





Business Central 2 Union Square  
 Central Park  
 Darlington  
 County Durham  
 DL1 1GL  
 01325 804850  
 sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>



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	