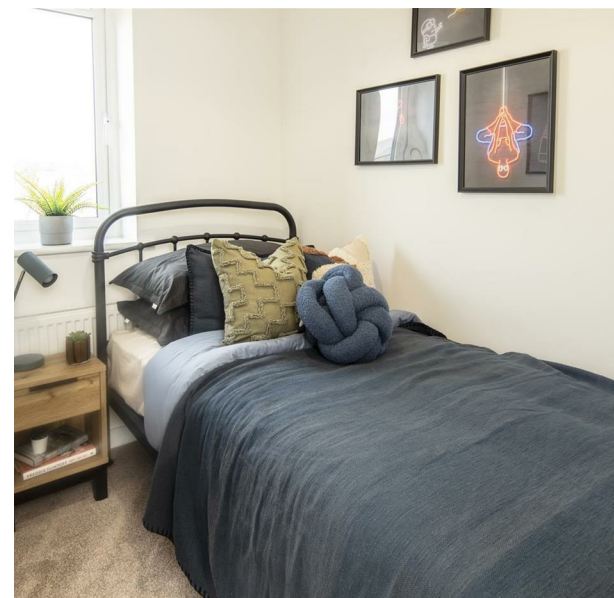


Plot 112, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£199,995

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



Plot 112, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£199,995

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)

#### Bathroom

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

#### Rear garden

#### 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 bedoom

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

#### En-suite

7'0" x 5'4" (2.14 x 1.65)

#### Second Bedroom

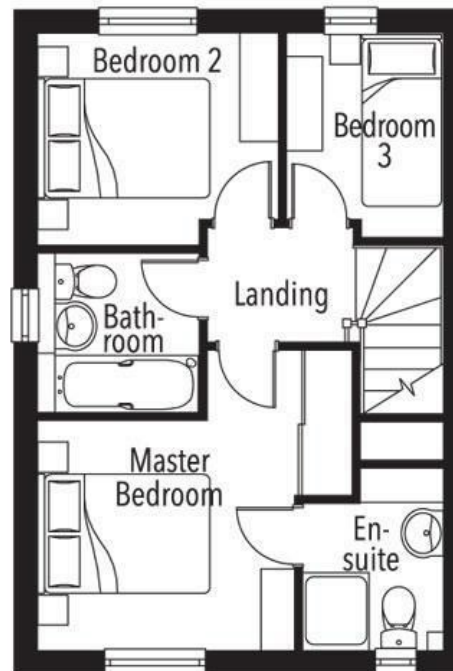
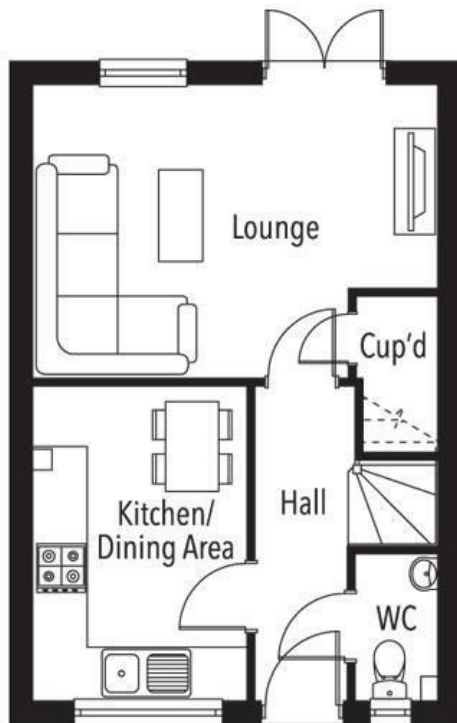
9'3" x 8'2" (2.83 x 2.49)

#### Third Bedroom

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







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

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

| 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                     |         |           |