

Plot 92, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£202,500

**estates<sup>4</sup>**  
‘The Art of Property’



Plot 92, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£202,500

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)

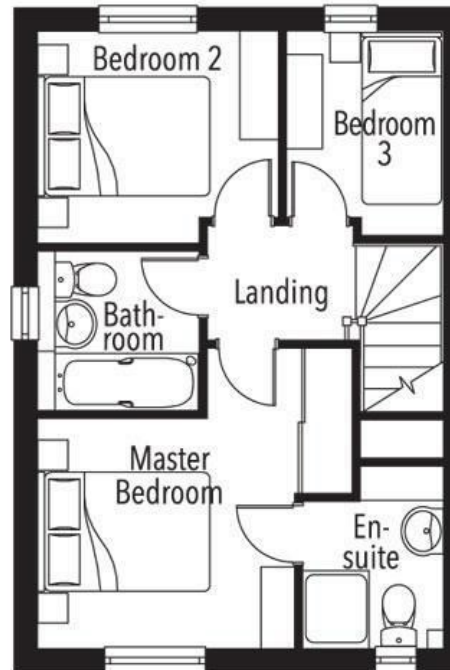
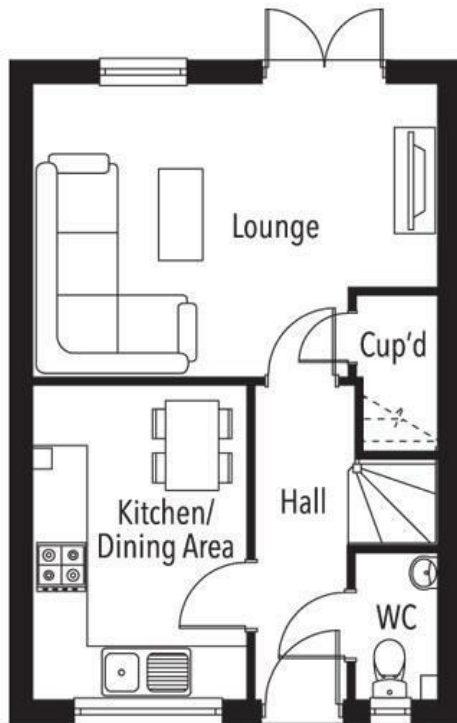
**Third Bedroom**  
7'10" x 6'0" (2.39 x 1.83)

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

**Rear garden**



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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	