



The Ripon is a truly desirable 3-bedroom home, designed to work for buyers from all walks of life including couples, young families and retirees. The front aspect kitchen and dining area provides an attractive open space for socialising, while the rear of the property features a spacious lounge with French doors leading to a generous garden.

Upstairs, there is a luxurious master bedroom with fitted wardrobe and an en-suite bathroom, as well as two further bedrooms and a family bathroom

\*\* For further enquires and appointments please visit Homes by Esh using the below website address:  
<https://www.homesbyesh.co.uk/get-in-touch/> \*\*

EPC Rating B

**West Park Garden Village, Darlington, DL2 2TS**

**3 Bedroom - House - Semi-Detached**

**£189,995**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band:**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*



## West Park Garden Village, Darlington, DL2 2TS

### ENTRANCE HALL

### GROUND FLOOR W.C.

### LOUNGE

15'6x11'4 (4.72mx3.45m)

### KITCHEN

12'1x8'2 (3.68mx2.49m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

9'9x8'9 (2.97mx2.67m)

### EN-SUITE

7'x5'4 (2.13mx1.63m)

### BEDROOM

9'3x8'2 (2.82mx2.49m)

### BEDROOM

7'8x6' (2.34mx1.83m)

### BATHROOM/W.C.

6'2x6'1 (1.88mx1.85m)

### FRONT EXTERNAL

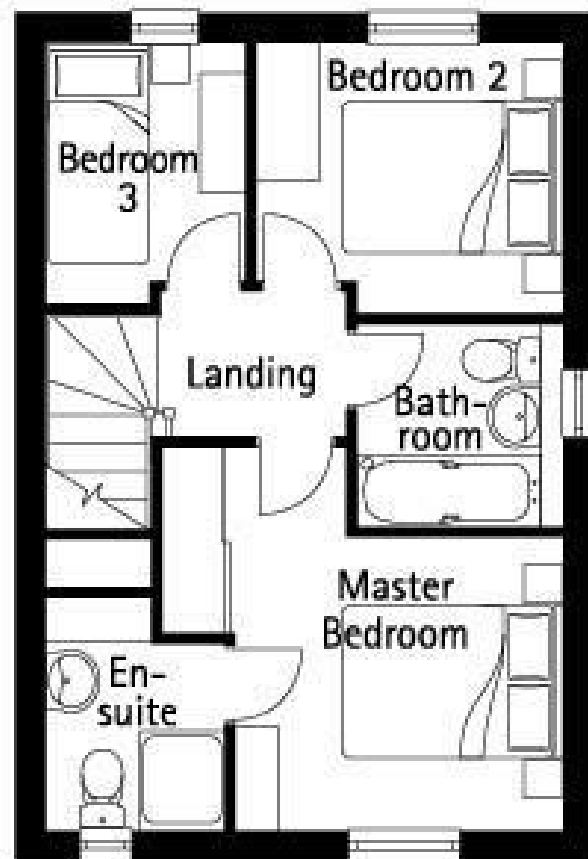
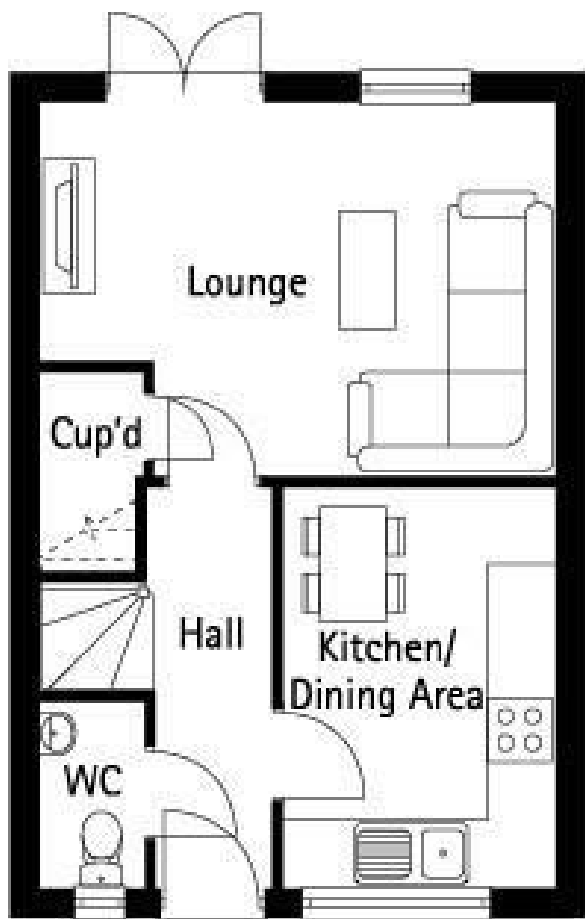



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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