

# HUNTERS<sup>®</sup>

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## St. James Drive

Northallerton, DL7 8YW

Asking Price £499,500



Council Tax: F





# 69 St. James Drive

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## ENTRANCE PORCH

Double glazed composite door. Window to side elevation and central heating radiator.

## ENTRANCE HALL

A further door from the entrance porch leads into the entrance hall. Central heating radiator and doors leading to the lounge, kitchen and cloakroom.

## CLOAKROOM

Fully tiled cloakroom with wash hand basin set on vanity unit and low flush WC. Double glazed window to front elevation and central heating radiator.

## RECEPTION / DINING ROOM

22'3" x 17'2" (6.78m x 5.23m)

Spacious open plan lounge diner. The double glazed bay window and further adjacent window to front elevation allow natural light and are fitted with made to measure blinds. The lounge area includes a fire with mantle over, wall lights and two central heating radiators. The dining area to the rear opens into the conservatory through patio doors.

## KITCHEN / BREAKFAST ROOM

22'10" x 9'4" (6.96m x 2.84m)

Fitted with a range of modern base and wall units with matching work surfaces. Integrated electric double oven and gas hob with extractor over. Space for freestanding dishwasher and fridge. Ample space for breakfast table. With a total of four double glazed windows overlooking the rear garden, all of which are fitted with made to measure blinds, this room offers a light and bright family space.

## UTILITY

Fitted with larder cupboard and further base and wall

units with matching work surface. Sink with mixer taps and plumbing and space for both washing matching and tumble dryer. Cupboard housing the Worcester gas central heating boiler. Doors leading into the garage and further door to the rear garden.

## CONSERVATORY

12'2" x 10'9" (3.71 x 3.28)

Accessed via patio doors from the dining room is a generous conservatory with tiled floor, electric sockets and ceiling fan. French windows lead out directly to the patio area of the rear garden.

## FIRST FLOOR

### PRINCIPAL BEDROOM

16'4" x 13'8" (4.98 x 4.17)

With fitted wardrobes and double glazed window, with made to measure black out blinds, overlooking fields to the rear of the property.

### EN-SUITE

Fully tiled en-suite with wash hand basin, low flush WC and shower. Central heating radiator and obscured window to the rear elevation.

### BEDROOM TWO

13'10" x 12'0" (4.22 x 3.66 )

Double bedroom with double glazed bay window and further adjacent window, fitted with blackout blinds, to the front elevation. Fitted wardrobes and central heating radiator.

### BEDROOM THREE

10'4" x 10'1" (3.15m x 3.07m)

Double bedroom with double glazed window, fitted with blackout blinds, to the rear elevation. Fitted wardrobes and central heating radiator.

## BEDROOM FOUR

11'11" x 10'8" (3.63m x 3.25m)

Bedroom with double glazed window, fitted with blackout blinds, to the front elevation. Airing cupboard, housing the hot water tank and shelving, and central heating radiator.

## BEDROOM FIVE

7'2" x 6'9" (2.18m x 2.06m)

Currently used as an office, this bedroom has a double glazed window, fitted with blackout blinds, to the rear elevation and a central heating radiator.

## FAMILY BATHROOM

Wash hand basin with vanity unit, low flush WC and modern p-shaped bath with shower over and shower screen. Fully tiled walls and laminate floor. Heated towel rail and obscured window to the rear elevation.

## DOUBLE GARAGE

20'3" x 16'7" (6.17m x 5.05m)

Double garage with light and power. Further storage space is found within the boarded eaves area.

## FRONT GARDEN

The front garden offers a triple width driveway with off street parking for multiple vehicles and a further area of lawn.

## REAR GARDEN

This delightful Southwest facing garden has open views to the rear and is mainly laid to lawn with trees, shrubs, green house and a vegetable patch. A patio area provides a lovely sitting or BBQ area, whilst a path leads through the lawn to the log cabin / summerhouse. Access to the front of the property is available to the side of the house, where you will find two storage sheds.

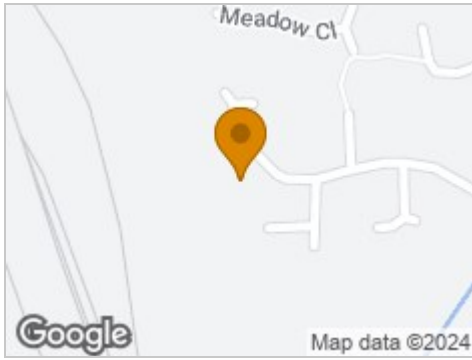
## SUMMER HOUSE

This lovely log cabin, with deck area to the front, features light, power sockets, underfloor heating, plus additional electric radiator and is suitable for a variety of used such as home office, gym or playroom.





## Road Map



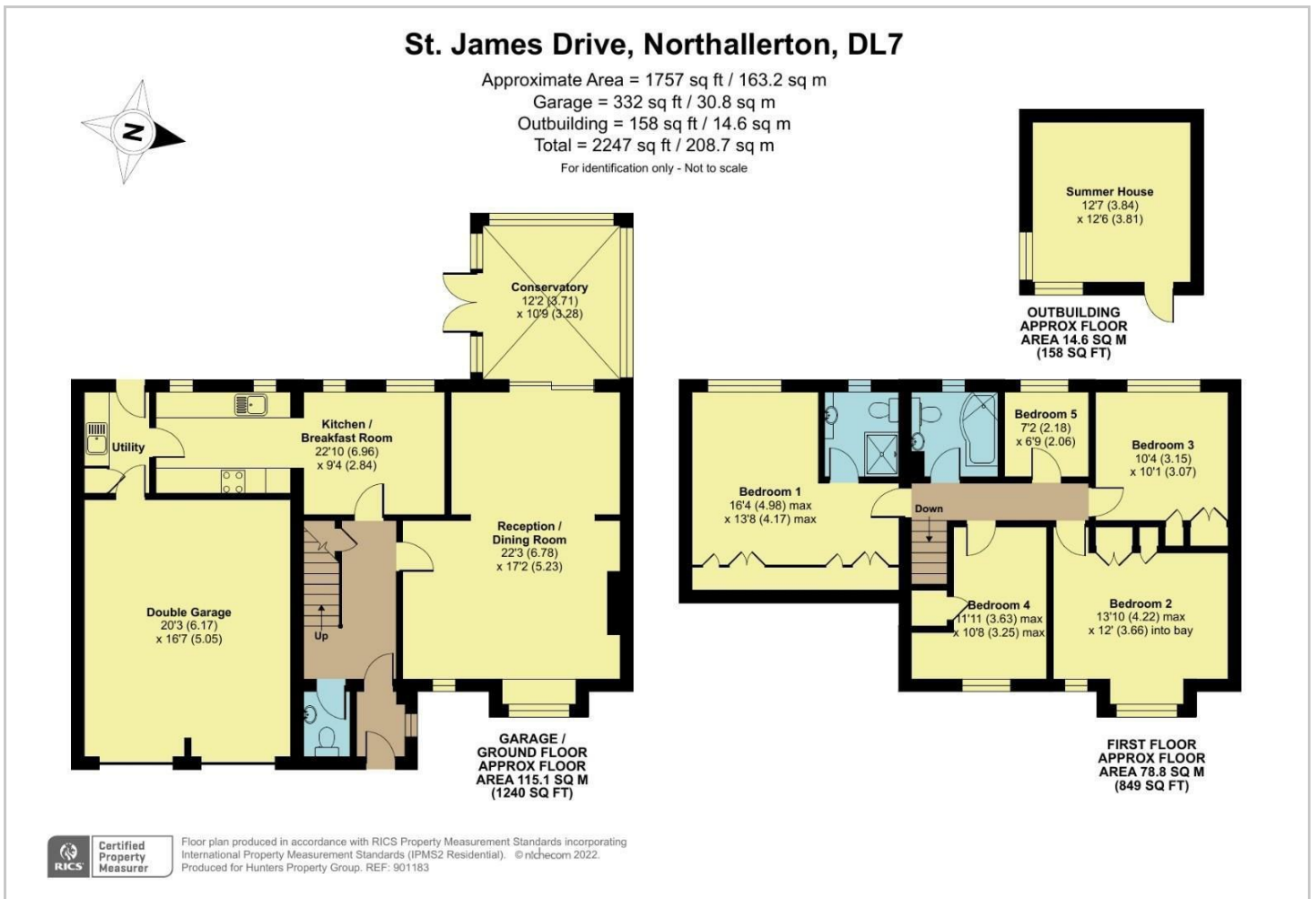
## Hybrid Map



## Terrain Map



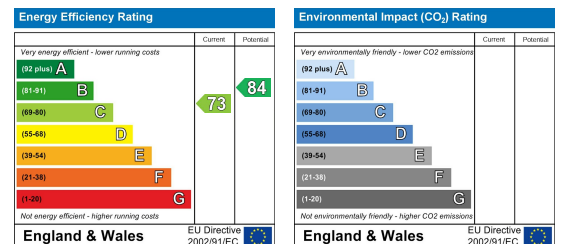
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.