



THIRSK ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £290,000



Northallerton
Estate Agency



Thirsk Road

Northallerton, DL6

A Link Detached, Four Bedroomed Substantial Family House in Much Sought After Convenient Location on a Good Sized Plot

- Well Laid Out & Spacious Accommodation
- Ducted Air Gas Fired Central Heating
- Good Sized Gardens on a Corner Plot
- Attached Garage
- UPVC Sealed Unit Double Glazing
- Full Cavity Wall Insulation
- Extensive Hardstanding
- EPC Rating - E



Entrance Hall

16'8" x 6'4"

Stairs to first floor. Door to understairs store cupboard. Useful built in cloaks cupboard with hanging rail and shelved storage above.

Downstairs Shower Room

8'0" x 3'8"

Enjoying the benefit of a fully tiled shower cubicle with a Mira Sport electric shower. Wall mounted wash basin with tiled splashback. Concealed cistern WC with cupboard to side. Wall mounted heated towel rail. UPVC panelled ceiling with inset spots. Wall mounted extractor and an upper eye level etched glass window providing for a nice degree of natural light.

Lounge/Diner

24'10" x 12'0"

Sitting area enjoys the benefit of feature fireplace comprising carved and painted surround with cut marble backplate and hearth and an inset living flame gas fire. Coved ceiling. Ceiling light point. TV point.

In Dining area is hatched through from kitchen. Ceiling light point. Coved ceiling. Full height twin French doors out to rear patio and gardens and giving direct access into the covered porch.

Rear Sun Terrace

14'2" x 8'0"

Thermalactic ceiling. Wooden framed. Flagged floor with French doors out from the dining area.

Kitchen

10'4" x 8'0"

Giving access to pantry which is shelved and has ceiling light point. Rear door through to Utility. The kitchen enjoys the benefit of attractive oak fronted base and wall cupboards. Composite work surfaces with inset double drainer, single bowl stainless steel sink. Fitted Hotpoint double oven and grill topped with halogen four ring hob, adjacent to which is space for appliances. Built in fridge with freezer box and unit matched door to front. Fully tiled walls. Leaded glass fronted unit matched display cabinet. Ceiling light point. Nice views out onto rear garden. Door through to:

Utility Room

9'2" x 6'11"

With a fitted base unit having single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Part shelving to walls. Space for additional appliances. Main multi point DF hot water boiler. UPVC sealed unit double glazed stable door out to rear patio and gardens. Ceiling light point.

Downstairs Bedroom No. 2

16'10" x 7'2"

Two ceiling light points. Wall mounted night storage heater. Built in wardrobe with louvre doors to front, internal shelving and rail. Full height UPVC sealed unit double glazed French doors out to patio and gardens.

Bedroom No. 3

9'0" x 10'8"

Coved ceiling. Centre ceiling rose and light point. TV point.

From the Entrance Hall

Stairs to First Floor with stained and polished balustrade and runners leading up to:

First Floor Landing

11'4" x 2'11"

With attic access. Ceiling light point. Inset Johnson and Starley Economare 50 ducted air gas fired boiler.

Bedroom No. 1

18'9" x 12'0"

Two ceiling light points. Built in two over three chest of drawers. Wall mounted shaver light, socket and dressing mirror. Duct for the heating. Access to undereaves.

Bedroom No. 4

10'8" x 8'3"

Ceiling light point. Duct for the heating.

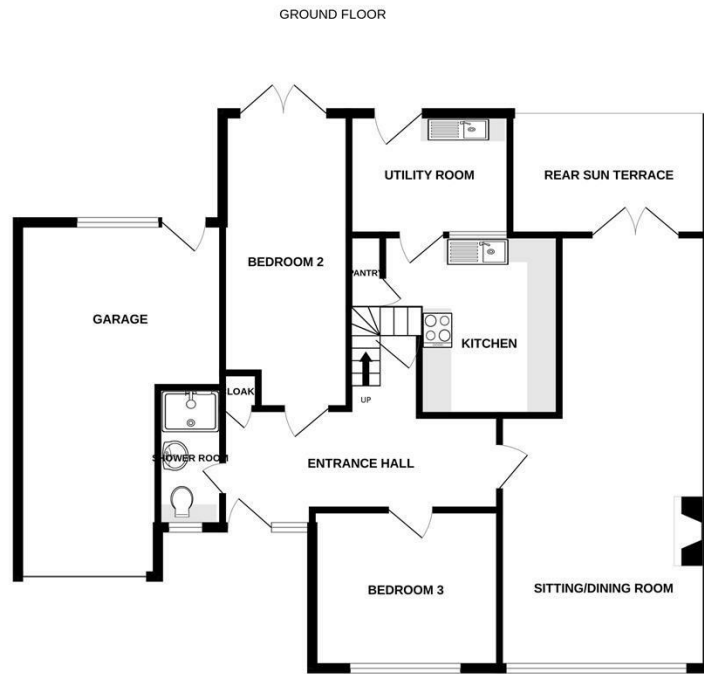
Family Bath & Shower Room

9'0" x 8'0"

Fully tiled walls. Profile UPVC ceiling with inset spot lights. Extractor. Suite comprising fully tiled shower cubicle with a Mira 415 mains shower and

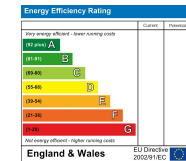


Call us to arrange a viewing on **01609 771959**



THIRSK ROAD, NORTHALLERTON, NORTH YORKSHIRE.

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