



TURKER LANE, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £300,000



Northallerton
Estate Agency



Turker Lane

Northallerton, DL6

An Attractively Presented, Well Laid Out, Generously Proportioned & Spacious Two Bedroomed Detached Bungalow Residence Situated in a Quiet Yet Accessible Residential Area Close to Attractive Open Countryside.

- **DETACHED BUNGALOW**
- **GARAGE**
- **CONSERVATORY**
- **GAS CENTRAL HEATING**
- **GREAT LOCATION**
- **GARDENS**
- **CHAIN FREE**
- **UPVC DOUBLE GLAZING**



The Bungalow enjoys an external entrance into the kitchen from the spacious paved stone path area as well as a porched side entrance to the opposite side of the bungalow. The kitchen has an attractive range of light oak fronted base and wall cupboards, complemented with granite effect work surfaces. There is a built in NEFF double oven with grill, NEFF ceramic hob, NEFF microwave, NEFF washing machine and NEFF extractor fan. The room enjoys tiled splashbacks and a small dining area. The sitting room is large and airy with the benefit of an electric fire and access to the conservatory. A modern conservatory, providing views to the rear gardens, a large degree of natural lighting with sliding doors leading out to the rear. Bedroom 1 enjoys two windows and a fitted double mirror fronted wardrobe. Bedroom 2 enjoys the benefit of fitted wardrobes and an office/dressing room giving access to the conservatory. The bathroom is well presented with a Redring Expressions 500 electric shower, tiled surround bath and matching wash basin and w/c. The rear of the property presents a mix of shrubs, trees and

a large lawned area with a wooden sun house situated to the back.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage

LOCAL AUTHORITY

North Yorkshire Council

COUNCIL TAX BAND

Council Tax Band is E.



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

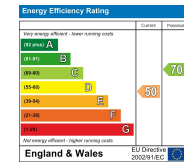
GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TURKIER LANE, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, contents and appliances shown have not been tested and no guarantee is made for their operability or efficiency over the years.
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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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