



GREAT LANGTON, NORTHALLERTON

OFFERS IN THE REGION OF £335,000



Northallerton  
Estate Agency





# Great langton

Northallerton, DL7 0TE

**A BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOUSE  
IN THE VILLAGE OF GREAT LANGTON.**

- **DETACHED**
- **UTILITY ROOM**
- **GARDEN**
- **STYLISH BATHROOMS**
- **GARAGE**
- **QUALITY FITTED KITCHEN**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**



Willow Bank Lodge is a stunning three bedroom family house situated in the village of Great Langton which is within easy reach of Richmond and Northallerton. Internally the property is presented to a high standard with a quality family bathroom, ensuite shower room and a modern kitchen. The property enjoys UPVC double glazing throughout and oil fired central heating. The living room is spacious and airy and is complemented with a Dunsley wood burning stove seated on a marble hearth. The property enjoys a dining room, study and utility room. The kitchen is a good size with an integrated Lamona double oven and grill, enamel sink unit, glass electric hob and fully tiled flooring. Upstairs the family bathroom has been finished to a high standard with a large corner shower, large fitted sink unit with cupboards and a corner bath. The room enjoys half tiled walls and tiled flooring with a heated towel rail. The main bedroom boasts a range of fitted wardrobes and cupboards and is further complemented by a quality fitted stylish ensuite shower room. Bedroom 2 & 3 are both spacious and

well presented. Externally the property enjoys a garage, ample sized driveway and a lovely rear garden with flagged patio and area of lawn, neatly enclosed with fencing and shrubbery.

#### VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

#### TENURE

Freehold with Vacant Possession on completion.

#### SERVICES

Mains water, electricity, and drainage.

NYCC COUNCIL TAX BAND - E

EPC - tba

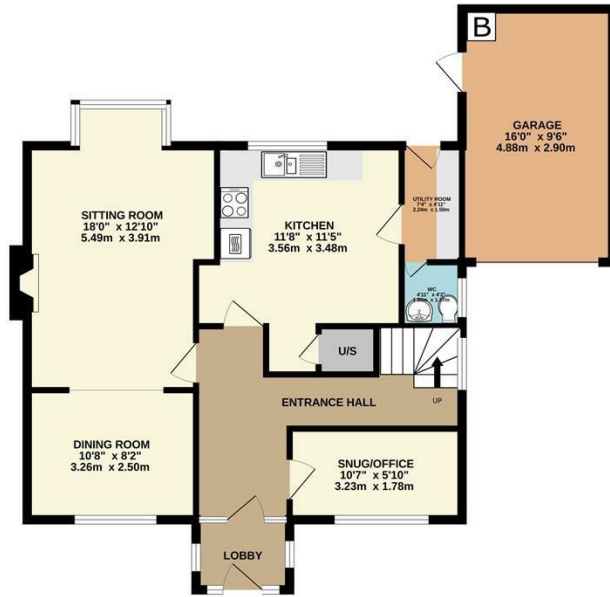




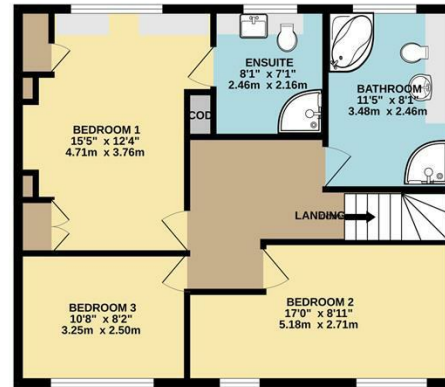
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



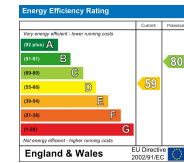
1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



GREAT LANGTON, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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