



CROSBY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £230,000



Northallerton
Estate Agency



Crosby Road

Northallerton, DL6 1AG

**CHAIN FREE 3 BEDROOM SEMI DETACHED FAMILY HOME
IN A POPULAR AREA OF NORTHALLERTON.**

- GOOD LOCATION
- 2 DOUBLE BEDROOMS
- GARAGE
- CONSERVATORY
- LARGE REAR GARDEN
- GAS FIRED CENTRAL HEATING



90 Crosby Road sits in a popular residential area of Northallerton not far from the town centre. The property is spacious and enjoys a large garden to the rear with a large double garage and additional off road parking on the driveway. Internally the property is well laid out and spacious with wonderful scope for updating and modernisation. There two are double bedrooms and the property boasts a dining room/second living room in addition to the kitchen and sitting room. The sitting room enjoys a bay window and feature fire place with an inset living flame gas fire. The kitchen comprises a range of white base and wall cupboards, built in four ring gas hob and electric cooker beneath and has space for a washing machine and fridge freezer. The bathroom enjoys a mains Mira shower over the bath and houses the Vaillant Ecotech Pro28 condensing gas boiler.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric , gas and drainage.

NYCC COUNCIL TAX BAND - C

EPC - tbc

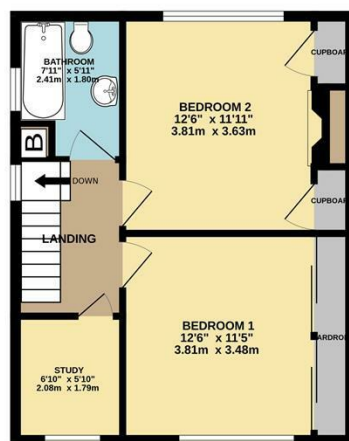


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



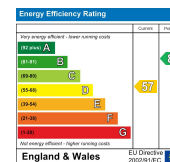
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



CROSBY ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL6 1AG

TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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 - 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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