



CROSBY ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £200,000



Northallerton  
Estate Agency



# Crosby Road

Northallerton, DL6

**SUPERB 3 BEDROOM SPACIOUS FAMILY HOME CLOSE TO THE TOWN CENTRE.**

- CHAIN FREE
- DOWNSTAIRS W/C
- QUALITY FITTED KITCHEN
- UTILITY ROOM
- GARDENS TO REAR & FRONT
- WELL PRESENTED



43 Crosby road is lovely well presented family home close to the town centre. The property boasts two good size reception rooms downstairs, the sitting room enjoys a bay window and open fire and the sitting room enjoys French doors out to the rear patio and garden. Both rooms enjoy laminate flooring and are spacious and airy. The kitchen is modern with granite effect work surfaces, white wall and base cupboards and a built in fridge freezer. Leading out of the kitchen is a very handy rear entrance area/garden room with a separate utility room, with washing machine plumbing and a downstairs w/c. Upstairs there are two double sized bedrooms. Bedroom 1 enjoys a lovely set of grey fitted wardrobes, bedroom 2 has wood laminate flooring and a built in cupboard. Both rooms enjoy a bay window providing a nice degree of natural lighting. The bathroom includes a bath, sink and w/c with an over bath Tritan Electric Shower. The property boasts gardens to the front and rear of the property with gated access to both.

#### 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

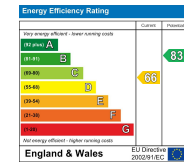
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Call us to arrange a viewing on **01609 771959**



CROSBY ROAD, NORTHALLERTON DL6 1AA  
 TOTAL FLOOR AREA: 989 sq ft. (91.9 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan concerned 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 for any prospective purchase. 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 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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