



**BOROUGHBRIDGE  
ROAD, NORTHALLERTON, DL7  
OFFERS OVER £300,000**



**Northallerton  
Estate Agency**





# Boroughbridge Road

Northallerton, DL7

**SUPERB DETACHED THREE BEDROOM FAMILY HOME ON A GREAT SIZED PLOT.**

- OFFICE
- UTILITY ROOM
- CHAIN FREE
- GARAGE
- CONSERVATORY
- SCOPE FOR UPDATING AND MODERNISATION



16 Boroughbridge Road is lovely three bedroom detached family home with excellent opportunity for updating and modernisation. Internally the property is spacious and boasts a utility room, office and a good sized conservatory. There is an open plan living room and dining room which leads into the stunning conservatory. The conservatory enjoys fully tiled flooring, French doors out onto the rear patio area and an insulated roof. The sitting rooms enjoys a feature gas fire place with a Baxi Bermuda back boiler. The kitchen enjoys wooden flooring, a range light oak cupboards and is complemented with a fitted Hotpoint double built in oven and a Bosch four ring gas hob. The kitchen exists into a handy utility room with the added benefit of a downstairs w/c. The utility room leads into a good sized room currently used as the office with views out onto the back garden. Upstairs there are two double sized bedrooms and a single bedroom. Both double bedrooms enjoy fitted wardrobes. The shower room features a full width walk in shower cubicle with a Mira Go electric shower. There is a heated towel rail

and handy cupboard storage units. The rear of the property has a large low maintenance patio area and a small shrub bed area.

#### 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 - D

EPC - tbc





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





BOROUGHBRIDGE ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL7 8BE

TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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Energy Efficiency Rating		Current	Potential
100-110 kWh/m <sup>2</sup> (A)	Green		
81-100 kWh/m <sup>2</sup> (B)	Light Green		
61-80 kWh/m <sup>2</sup> (C)	Yellow		
41-60 kWh/m <sup>2</sup> (D)	Orange		
21-40 kWh/m <sup>2</sup> (E)	Red-Orange		
1-20 kWh/m <sup>2</sup> (F)	Red		
1-10 kWh/m <sup>2</sup> (G)	Dark Red		

EU Directive 2002/91/EC  
England & Wales

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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.
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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.
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