



OTTER GARTH, NORTHALLERTON

OFFERS IN THE REGION OF £365,000



Northallerton
Estate Agency



Otter Garth

Northallerton, DL6 2FW

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE.

- GARAGE
- UTILITY ROOM
- KITCHEN/DINER
- QUALITY FITTED KITCHEN
- DOWNSTAIRS W/C
- VIEWS OUT TO THE MOORS
- OFFICE/SNUG
- GARDENS TO REAR
- ENSUITE MASTER BEDROOM
- MODERN BATHROOMS



7 Otter Garth is a stunning and immaculately presented four bedroom detached family home on the Persimmon estate off Darlington Road in Northallerton. The property boasts stylish and modern living throughout with quality fitted bathrooms and kitchen. The living room is spacious and airy with grey carpets. There is a second reception room currently used as an office. The open plan kitchen/diner has a beautiful tiled floor with French doors out to the rear low maintenance garden area. The kitchen is a lovely modern range of light grey wall and base units with stunning quartzite work surfaces. There is a fitted Inset 4 ring hob and a brush steel Electrolux oven beneath, an integrated fridge freezer and Zanussi dishwasher. The kitchen gives access to a handy utility room with plumbing for a washing machine, a logic combi ESP 135 Ideal condensing boiler and extra work surfaces. Here you will also find a handy separate downstairs w/c. Upstairs you will find four good size bedrooms with the main bedroom complemented with mirror fronted fitted wardrobes and an en-suite shower room boasting a Mira minimal thermostatic mains bar shower with a

drench head. The family bathroom is fully tiled round and enjoys a Mira Azura electric shower over the bath with drench and additional head. The rear of the property is nicely maintained, large and enjoys a patio seating area, an area of lawn and access out to the garage. The garage is complemented with electric up and over doors to the front.

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.

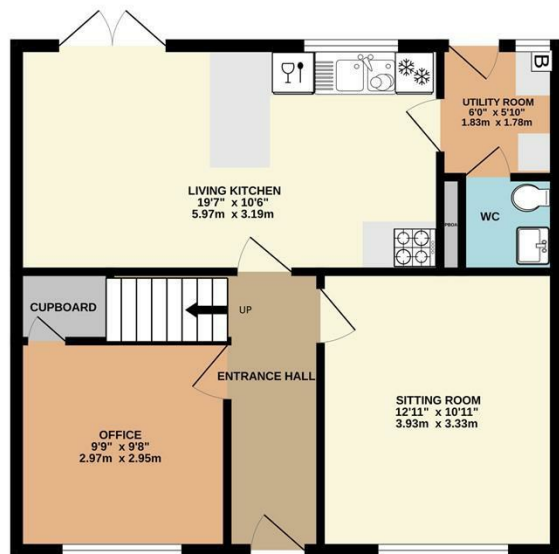
NYCC COUNCIL TAX BAND - E

NHBC Warranty - 8 Years Remaining

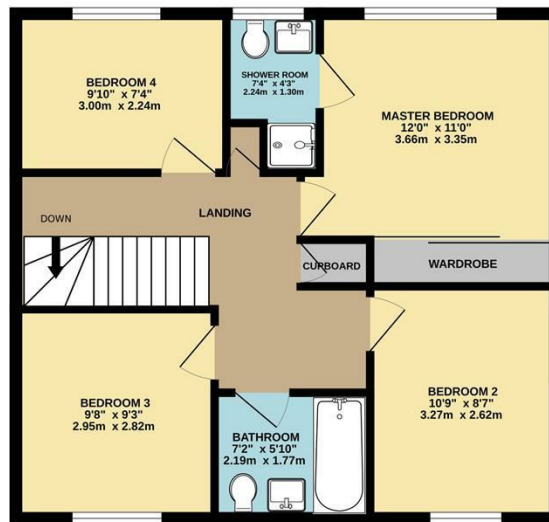


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



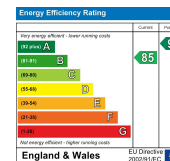
1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



7, OTTER GARTH NORTHALLERTON, NORTH YORKSHIRE DL6 2FW

TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

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 - 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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