



GALTRES ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £410,000



Northallerton  
Estate Agency



# Galtres Road

Northallerton, DL6

**Immaculately Presented, Spacious and Generously proportioned 3 bedroomed detached bungalow, situated on a Generous Plot in a Highly Sought-after Residential Area within Northallerton.**

- Offered Chain Free and Available for Early Completion.
- Landscaped gardens to front and rear
- UPVC sealed unit double glazing
- Tandem double garage and workshop
- Gas fired central heating
- Extensive block paved hardstanding

## Description

The property comprises a stunning brick built and rendered three bedroomed substantial detached bungalow situated on a generous sized plot with tremendous views out to the rear over adjacent playing fields. The property enjoys good sized garden. Good side, landscaped gardens to front and rear together with extensive block paved hard standing for vehicles and giving access to an attached double tandem garage with workshop and WC to rear. Internally the property enjoys the benefit of UPVC sealed unit double glazing guttering and soffit boards and gas fired central heating. The internal accommodation is immaculately appointed well laid out, spacious and generous, with quality, fitted kitchen, diner, and shower room, and a particularly light airy, attractive sitting room, running nicely into study, dining room and sunroom, which enjoys tremendous views out over the rear garden. The property has been particularly well maintained by the present owner and is offered chain free and available for early completion. Early inspection recommended.

## Situation

Galtres Road, is quietly and conveniently located in a sought-after residential area which enjoys direct access onto Stokesley Road which proceeds to the A19 and is additionally in walking distance of Northallerton High Street. The town of Northallerton

has a full and comprehensive range of educational, recreational and medical facilities together with good and varied high street shopping and twice weekly markets.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

### TENURE

Freehold with vacant Possession upon completion.

### SERVICES

Mains Water, Electricity, Gas and Drainage

### LOCAL AUTHORITY

North Yorkshire Council

### COUNCIL TAX BAND

Council Tax Band is E.

### EPC RATING -



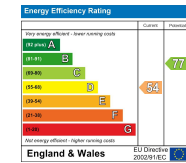
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR



GALTRES ROAD NORTHALLERTON, NORTH YORKSHIRE

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 is to be given as to their operation or otherwise.  
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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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