



CRESTBROOKE, NORTHALLERTON, NORTH  
YORKSHIRE  
ASKING PRICE £200,000



Northallerton  
Estate Agency



# Crestbrooke

North Yorkshire, DL7 8YS

**TWO BEDROOM DETACHED BUNGALOW, WITH GARAGE,  
IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON.  
IN NEED OF MODERNISATION**

- BUNGALOW
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- GARAGE
- TWO BEDROOMS
- CHAIN FREE



76 Crestbrooke is a lovely detached bungalow sitting on a good sized corner plot. The property enjoys areas of lawn and shrubbery to the front and rear of the property. There is off road parking on the driveway conveniently leading to the detached garage which boasts open eaves storage. Internally the property is well presented and has wonderful scope for updating and modernisation. The sitting room is spacious and airy with a wood laminate flooring and bay window. The bathroom comprises a Bristan Smile electric shower over the bath. The kitchen boasts a range of oak effect fronted units with a fitted four ring gas hob with double Belling oven beneath and door leading out to the rear. The bedrooms are a good size and Bedroom 1 benefits from fitted wardrobes.

#### VIEWING

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

#### TENURE

Freehold with Vacant Possession on completion.

#### SERVICES

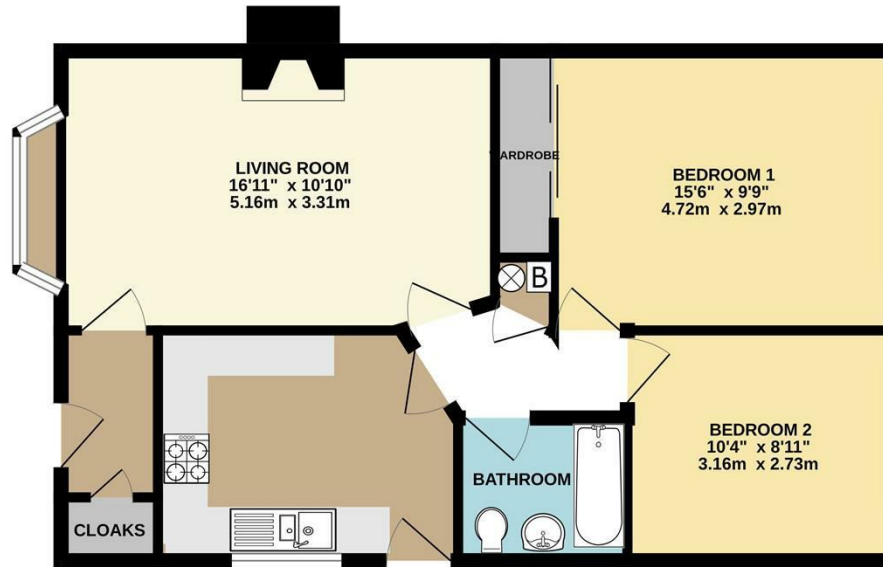
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - C



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

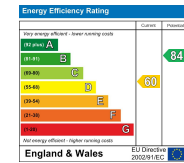
GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



76 CRESTBROOKE, ROMANBY, NORTHALLERTON, DL7 8YS

TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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  - 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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  - 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



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