



UNEXPECTEDLY BACK ON THE MARKET - 79
BOROUGHBRIDGE ROAD, NORTHALLERTON
O.I.R.O £325,000



Northallerton
Estate Agency



79 Boroughbridge

Northallerton, DL7 8BW

UNEXPECTEDLY BACK ON THE MARKET - 79 BOROUGHBRIDGE ROAD IS AN IMACULATLY PRESENTED 2 BEDROOM BUNGALOW, WITH STUNNING GARDENS IN THE SOUGHT AFTER LOCATION OF BOROUGHBRIDGE ROAD WHICH IS WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN AND MAIN LINE TRAIN STATION.

- DETACHED
- GARAGE
- IMMACULATLY PRESENTED
- 2 BEDROOM
- UTILITY ROOM
- COUNCIL TAX BAND D



ENTRANCE HALL

CEILING LIGHT POINT, WOOD LAMINATE FLOORING, CLOAKS HANGING AND CUPBOARD HOUSING VIESMAN VITADENS 100 COMBI BOILER WHICH IS FULLY SERVICED.

SITTING ROOM

WOOD FLOORING, 2 X CEILING LIGHT POINT, COVED CEILING, CENTRAL FEATURE FIREPLACE, TV AND PHONE POINT, 2 X WINDOWS LEADING TO LOTS OF NATURAL LIGHT.

KITCHEN BREAKFAST ROOM

GOOD RANGE OF CONTEMPORARY WALL AND BASE UNITS, SINGLE SINK AND DRAINER WITH QUALITY MIXER TAP, 4 RING BOSCH INDUCTION HOB WITH INTERNAL OVER AND GRILL, SPACE FOR FRIDGE FREEZER, EXTRACTOR FAN AND CEILING LIGHT POINT, DOOR OUT TO THE REAR, IN THE DINING AREA THERE IS A BUILT IN DINING BREAKFAST BENCH.

REAR HALL

CEILING LIGHT POINT, SHELVED AIRING CUPBOARD

BEDROOM 1

GOOD SIZED DOUBLE WITH BUILT IN SLIDING DOOR WARDROBES, COVED CEILING, DOUBLE RADIATOR, CEILING LIGHT POINT.

BEDROOM 2

CEILING LIGHT POINT, RADIATOR

BATHROOM

WALK IN FLOOR LEVEL SHOWER CUBICLE, WASH BASIN, WC, BIDET, CEILING LIGHT SPOTS, HEATED TOWEL RAIL, EXTRACTOR FAN

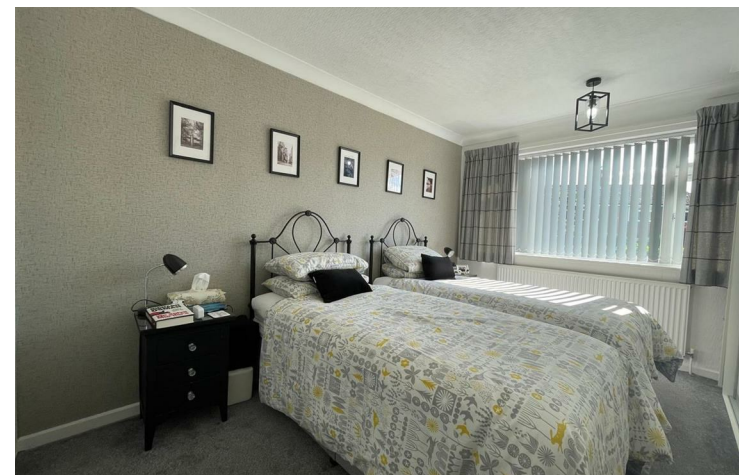
GARAGE

UP AND OVER DOOR WITH MAINS POWER AND DOOR LEADING INTO UTILITY ROOM WHICH HAS SPACE FOR A WASHING MACHINE AND OTHER APPLIANCES AS WELL AS A SINK AND DRAINER.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY
- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - D
EPC - TBC



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

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



79 BOROUGHBRIDGE ROAD, NORTHALLERTON, DL7 8BW

TOTAL FLOOR AREA: 989 sq. ft. (91.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metaplex 02/25



Energy Efficiency Rating	
Current	Potential
A	A
101-120	101-120
B	B
81-100	81-100
C	C
61-80	61-80
D	D
41-60	41-60
E	E
21-40	21-40
F	F
1-20	1-20
G	G
1-10	1-10
All energy efficient - higher energy costs England & Wales EU Directive 2002/91/EC	

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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.
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 - 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.
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