



49 WINTON ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £325,000



Northallerton  
Estate Agency

# Winton Road

Northallerton, DL6 1RG



#### ENTRANCE HALL

TILED STEPS INTO COVERED ENTRANCE WITH PANELLED WALLS, UPVC PART GLAZED DOOR, GOOD SIZED ENTRANCE HALL WITH BT POINT, CEILING LIGHT POINT, CLOCK CUPBOARD WITH HOOKS AND SHELVES, DOUBLE RADIATOR, PINT DOOR INTO SITTING ROOM.

#### LIVING ROOM

ENJOYS FIRE PLACE WITH CUT MARBLE HEARTH AND BACKPLATE WITH INSET FLAME EFFECT GAS FIRE, COVED CEILING, CEILING LIGHT POINT, LOW LEVEL DOUBLE RADIATOR, LARGE WINDOW GIVING A HIGH DEGREE OF NATURAL LIGHT, WALL MOUNTED LIGHT POINT, TV POINT, ARCHWAY LEADING THROUGH TO DINING ROOM.

#### DINING ROOM

COVED CEILING, CEILING LIGHT POINT, RADIATOR, SIDING PINE MULTI PANELLED GLAZED DOOR.

#### KITCHEN

LIGHT BEECH RANGE OF WALL AND BASE UNITS, MARBLE EFFECT WORKSURFACE, INSET 4 RING GAS HOB, BUILT IN DOUBLE OVEN AND GRILL WITH MICROWAVE OVER, UNIT INSET SINGLE DRAIN AND BOWL STAINLESS STEEL SINK UNIT, TILED SPLASHBACK, BUILT IN AIRING CUPBOARD HOUSING EMERSON HEATER WITH SHELFED STORAGE, DOOR TO HALLWAY AND DOOR INTO ENTRANCE HALL.

#### UTILITY

REAR DOOR IS UPPER ETCHED GLASS WITH PANELS LEADING INTO THE UTILITY, WITH A RANGE OF BASE UNITS, SPACE AND PLUMBING FOR WASHING MACHINE AND DISHWASHER, CEILING LIGHT POINT, RADIATOR, WALL MOUNTED WASH BASIN, GLAZED TO 3 SIDES GIVING NATURAL LIGHT AND NICE VIEWS TO THE GARDEN.

- 3 BEDROOM

- GARAGE

- GAS FIRED CENTRAL HEATING

- DETACHED BUNGALOW

- SOUGHT AFTER RESIDENTIAL AREA

- UTILITY

#### BATHROOM

WHITE SUITE COMPRISING OF PANELLED BATH, FULLY TILED ROOM, QUALITY MIXER TAP, SHOWER ATTACHMENT WITH ELECTRIC SHOWER, SHOWER SCREEN, MATCHING WASH BASIN AND TOILET, WALL MOUNTED HEATED TOWEL RAIN, WALL MOUNTED SHAVER SOCKET AND MIRROR, WALL MOUNTED EXTRACTOR.

#### BEDROOM1

ENJOYS COVED CEILING, 3 WALL LIGHT POINTS, BUILT IN BEDROOM FURNITURE, RANGE OF DOUBLE WARDROBES WITH HANGING AND SHELVES WITH FULL LENGTH MIRRORS, MATCHING DRESSING TABLE UNIT WITH 4 DRAWERS, RADIATOR, GREAT VIEWS TO REAR, 3 WALL MOUNTED LIGHT POINTS.

#### BEDROOM2

RADIATOR, CEILING LIGHT POINT, BEAUTIFUL VIEWS TO FRONT.

#### BEDROOM3

RADIATOR, CEILING LIGHT POINT, TELEPHONE POINT.

#### GARAGE

GARAGE ENJOYS LIGHT AND POWER, UP AND OVER GARAGE DOOR TO THE FRONT WITH A DOOR TO THE SIDE FOR EXTRA ACCESS. HOUSES THE GAS FIRED HEATING GREENSTAR CONDENSING BOILER.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

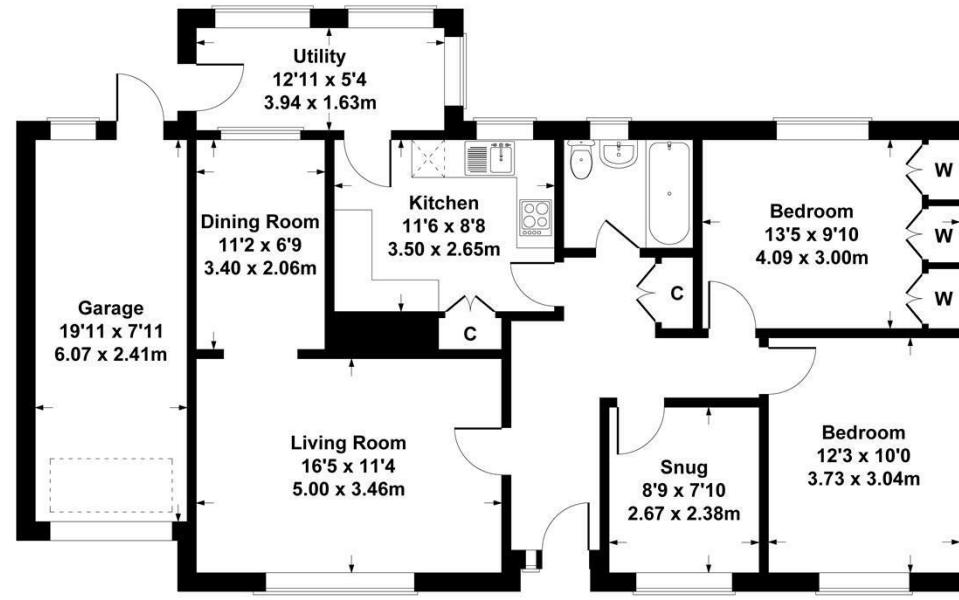
EPC - TBC



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

# 49 Winton Road, Northallerton, DL6 1QH

Approximate gross internal area  
House - 105 sq m - 1130 sq ft



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		
B	C		
C	D		
D	E		
E	F		
F	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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