

9 BOROUGHBRIDGE RD, NORTHALLERTON

O.I.R.O £220,000







Boroughbridge rd

Northallerton, DL7 8AX

A spacious 3 bedroom 1930s semi detached with scope to extend (subject to planning permission) in the highly sought after location of Boroughbridge Road, within a few minutes walk to Northallerton mainline train station and high street. This property must be seen to be appreciated.

- GAS FIRE CENTRAL HEATING
- GARDENS TO FRONT & REAR
- WALKING DISTANCE OF GOOD LOCAL AMENITIES
- UPVC SEALED UNIT DOUBLE GLAZING
 - HARDSTANDING
- ATTRACTIVLY APPOINTED THROUGHOUT

ENTRANCE HALL

CEILING LIGHT POINT & DOUBLE RADIATOR

SITTING ROOM

FEATURE FIREPLACE, WALL MOUNTED LIGHT POINT, CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT, PHONE POINT

DINING ROOM

CEILING LIGHT POINT, RADIATOR AND PICTURE RAIL

PANTRY

FITTED SHELVES, CEILING LIGHT POINT AND WINDOW TO SIDE

KITCHEN

RANGE OF BASE AND WALL UNITS WORK SURFACE WITH INSET SINGLE DRAINER, SINGLE BOWL STAINLESS STEEL SINK UINT WITH MIXER TAP. BUILT IN 4 RING HOB WITH OVEN BENEATH. SPACE FOR FRIDGE FREEZER, & WASHING MACHINE, CEILING LIGHT POINT RADIATOR AND DOOR LEADING OUT TO THE REAR GARDEN.

LANDING

THREE USEFUL STORE CUPBOARDS

BEDROOM 1

FITTED PICTIRE RAIL, CEILING LIGHT POINT & RADIATOR

SEDROOM 2

CEILING LIGHT POINT, RADIATOR AND TV POINT

SEDROOM 3

CEILING LIGHT POINT & RADIATOR

BATHROOM

WHITE BATH WITH MIRA ELEMENT MAINS SHOWER, EXTRACTOR FAN, WASH BASIN, MIRROR, CEILING LIGHT SPOTS, CUPBOARD HOUSING MAIN COMBI EGO GAS FIRED CENTRAL HEATING BOILER

WASH ROOM

ACCESSED FROM THE OUTSIDE BRICK BUILT WITH FELT ROOF AND SPACE AND PLUMBING FOR A WASHING MACHINE.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC &

DRAINAGE

NYCC TAX BAND - C

EPC - C















Call us to arrange a viewing on 01609771959















9 BOROUGHBRIDGE ROAD NOTHALLERTON, NORTH YORKSHIRE. DL7 8AX

TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measuremen of does, windows, somer and early other tiems are experienced and not responsiblify is taken for any error ornisolin or mis-statement. This plan is for fluxtrathre purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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

T: 01609 771959

E: sales@northallertonestateagency.co.uk





