



9 BOROUGHBRIDGE RD, NORTHALLERTON

O.I.R.O £220,000



Northallerton
Estate Agency



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
- UPVC SEALED UNIT DOUBLE GLAZING
- GARDENS TO FRONT & REAR
- HARDSTANDING
- WALKING DISTANCE OF GOOD LOCAL AMENITIES
- ATTRACTIVELY 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 UNIT 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 PICTURE RAIL, CEILING LIGHT POINT & RADIATOR

BEDROOM 2

CEILING LIGHT POINT, RADIATOR AND TV POINT

BEDROOM 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 **01609 771959**

KITCHEN
8'5" x 7'9"
2.56m x 2.36m

PARKING
27' x 24'
3.06m x 2.29m

DINING ROOM
12'9" x 11'7"
3.89m x 3.52m

UP

ENTRANCE HALL

SITTING ROOM
16'0" x 13'9"
4.88m x 4.19m

BEDROOM 3
8'0" x 7'3"
2.43m x 2.21m

BEDROOM 1
11'10" x 10'3"
3.61m x 3.12m

BEDROOM 2
11'8" x 10'3"
3.56m x 3.12m

BATHROOM
8'8" x 6'3"
2.58m x 1.91m

UPPER FLOOR

TOTAL FLOOR AREA: 903 sq. ft. (83.9 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.

Made with Metreco 6/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (C)	D		
39 (D)	E		
21 (E)	F		
1-10 (F)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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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