



OAKTREE DRIVE, NORTHALLERTON

OPEN TO OFFERS £400,000



Northallerton
Estate Agency



Oaktree Drive

Northallerton, DL7 8FG

96 OAKTREE DRIVE IS A SUBSTANTIAL BRICK BUILT WITH CLAY PANTILE ROOF 4 BEDROOM DETACHED HOUSE WITH GARAGE ENJOYING THE BENEFIT OF UVPC DOUBLE GLAZING THROUGHOUT WITH GAS FIRED CENTRAL HEATING. THE PROPERTY IS IN IMMACULATE CONDITION AND READY TO MOVE INTO WITH A QUALITY FITTED KITCHEN WITH AMAZING VIEWS AND ACCESS TO OPEN LAND AND COUNTRYSIDE, SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF ROMANBY.

- 4 BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER VILLAGE ROMANBY
- IMMACULATE CONDITION
- GARAGE
- EN-SUITE
- VIEWS TO REAR COUNTRYSIDE



ENTRANCE

COVERED ENTRANCE WITH UVPC DOOR AND ROOF. ENTRANCE HALL HAS 2 CEILING LIGHT POINTS, PHONE POINT, RADIATOR, STAIRS TO FIRST FLOOR, USEFUL UNDERSTAIRS CUPBOARD, DOWNSTAIRS CLOAKROOM WITH INSET WASHBASIN WITH CEILING LIGHT POINT AND EXTRACTOR.

SITTING ROOM

DEEP BAY WINDOW WITH DISPLAY WINDOW LEDGES, CENTRE CEILING LIGHT POINT, COVED CEILING, TV POINT, FIRE PLACE WITH CUT MARBLE HEARTH AND BACKPLATE WITH INSET LIVING FLAME GAS FIRE, TWIN UPPER GLAZED FRENCH DOORS TO DINING ROOM

DINING ROOM

COVED CEILING, CEILING LIGHT POINT, RADIATOR, TWIN FRENCH DOORS TO PATIO AND GARDEN.

KITCHEN

WIDE RANGE OF WHITE UNITS WITH WROUGHT IRON FURNITURE, GRANITE EFFECT WORKSURFACE WITH INSET 4-RING GAS HOB, BRUSHED STEEL AND GLASS OVEN, COOKER HOOD OVER HOB WITH LIGHT AND FAN, UNIT INSET 1 AND A HALF BOWL SINGLE DRAIN SINK UNIT WITH QUALITY MIXER TAP OVER WITH TILED SPLASHBACKS, PHONE POINT. BREAKFAST AREA ENJOYS CEILING LIGHT POINT, DOUBLE RADIATOR, FULL HEIGHT TWIN DOORS TO PATIO AND GARDEN.

UTILITY

SPACE AND PLUMBING FOR FRIDGE FREEZER AND WASHING MACHINE, RANGE OF BASE UNITS WITH GRANITE EFFECT WORKSURFACE, SINGLE DRAIN AND BOWL SINK UNIT WITH TAPS OVER.

BEDROOM1

CEILING LIGHT POINT, RADIATOR, WALL LENGTH BUILT IN DOUBLE WARDROBES BENEFITTING FROM RAILS AND SHELVES, ADDITIONAL STORE CUPBOARD. ENSUITE ENJOYS PANELLED SHOWER WITH THERMOSTATIC CONTROLLED MAINS SHOWER, CEILING SPOTLIGHTS, MATCHING WHITE SUITE WITH PEDESTAL WASHBASIN, TILED SPLASHBACKS, TOILET, INSET WALL SHELVED STORE CUPBOARD, FLUSH MOUNTED EXTRACTOR, SHAVER SOCKET AND RADIATOR.

BEDROOM2

CEILING LIGHT POINT, RADIATOR, BUILT IN DEEP DOUBLE WARDROBE WITH SHELVES AND RAILS, UNIQUE OVER STAIRS RECESSED AREA.

BEDROOM3

CEILING LIGHT POINT, RADIATOR

BEDROOM4

CEILING LIGHT POINT, RADIATOR

BATHROOM

HALF TILED TO 2 SIDES, WHITE SUITE COMPRISING OF PANELLED BATH WITH MIXER TAPS, PEDESTAL WASHBASIN WITH EASY TURN MIXER TAPS, TOILET, CEILING LIGHT POINT, RADIATOR, SHAVER SOCKET, MIRRORED CABINATE.

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

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????
NYCC TAX BAND - E
EPC - TBD

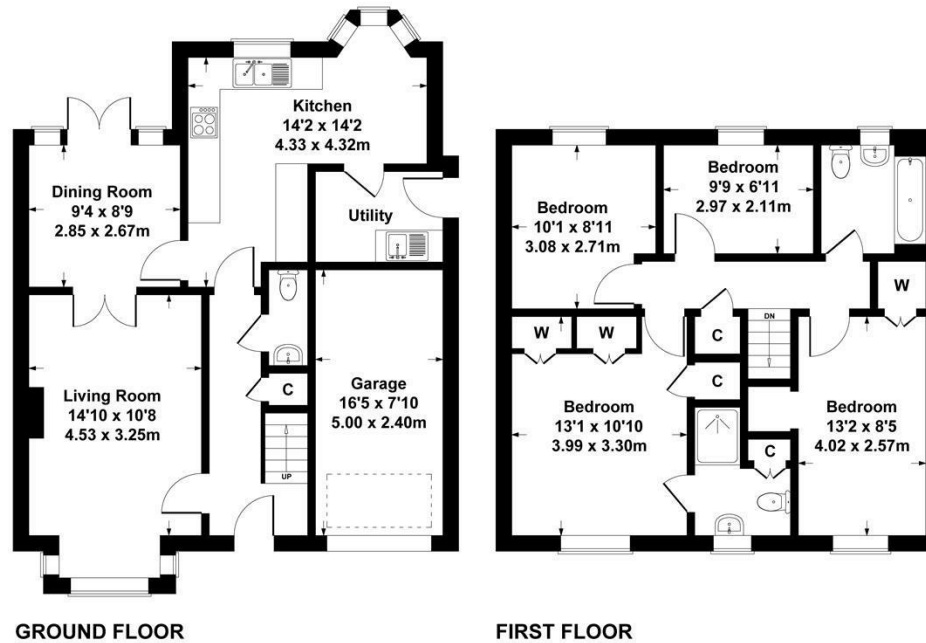


Call us to arrange a viewing on **01609 771959**

96 Oak Tree Drive, DL7 8FG

Approximate gross internal area

House - 124 sq m - 1335 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.

Produced By Vue3Sixty



Energy Efficiency Rating		Current	Potential
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
After energy efficient lighting savings only			
England & Wales		EU Directive 2002/91/EC	

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.
 - 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.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - 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.
- 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



Northallerton
Estate Agency