



OAKTREE DRIVE, NORTHALLERTON

PRICE GUIDE £390,000



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**

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Approximate gross internal area

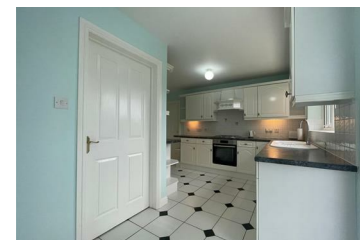
House - 124 sq m - 1335 sq ft



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
105-120 kWh/m²/yr	A		
81-104 kWh/m²/yr	B		
65-80 kWh/m²/yr	C		
49-64 kWh/m²/yr	D		
35-48 kWh/m²/yr	E		
29-34 kWh/m²/yr	F		
21-28 kWh/m²/yr	G		
Below 20 kWh/m²/yr			
England & Wales		EU Directive 2002/91/EC	

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