



PINFOLD, THRINTOFT, NORTHALLERTON

O.I.R.O £425,000



Northallerton
Estate Agency



Northallerton, DL7 0PW

The property comprises of a brick built and clay pantile roof, 3 bedroom detached bungalow with double garage, stable and UVPC double glazing throughout. It enjoys patio area and lawns to the rear enclosed with post and plank fencing, benefit of fruit/veg patch, view to the countryside at the rear. Bungalow is large in size giving multiple rooms including kitchen, utility, sitting room, dining room, garden room and 3 bedrooms completed by a bath and shower room.

- CHAIN FREE
- DETACHED
- COUNCIL TAX BAND E

- STABLES
- VILLAGE LOCATION
- DOUBLE GARAGE



Entrance Hall

UVPC double glazed front door with coloured, leaded and etched glass. Built in cloak cupboard with hanging rain, wall light point and doors to other rooms.

Kitchen

Range of base and wall units, wood effect work surfaces with inset single bowl single drain stainless steel sink unit with mixer taps over, space and plumbing for electric cooker, space and plumbing for dishwasher, space for fridge, ceiling light point, double radiator, tiled walls to rear of work surfaces, door to hallway.

Hallway

3 store cupboards which have the benefit of shelves and archway through to utility

W/C

W/C with corner wash basin and ceiling light point.

Utility

Space and plumbing for washing machine and numerous appliances, built in base units inset single drain single bowl stainless steel sink unit, floor mounted central ceiling boiler, radiator, ceiling light point, cloaks hanging, attic access, doors to front and rear, useful stable door into store cupboard/ pantry measuring 5'10" x 4'7" with ceiling light point, window, shelves, light and power.

Sitting Room

Benefit of ¾ wall length exposed stone wall with inset open grate, cut stone hearth, coved ceiling, ceiling light point, 2 wall mounted light points, double radiator, TV point, archway through to dining room

Dining Room

Coved ceiling, ceiling light point, radiator, door to hallway, full height French doors into Garden room.

Garden room

Glazed UVPC double glazing to 3 sides with French doors out to rear patio and garden, natural cut stone window ledges, pine panelled ceiling, great views to rear.

Inner Hallway

Attic access, ceiling light point, access to other rooms.

Bedroom 1

Recessed ¾ wall length wardrobe with hanging and shelves, sliding doors, coved ceiling, ceiling light point, radiator.

Bedroom 2

Ceiling light point, radiator, coved ceilings, wall length wardrobes with sliding doors to front with shelves and rails internally.

Bedroom 3

Recessed wardrobe with hanging and shelves inside, ceiling light point, radiator.

Bath and Shower Room

Corner shower cubicle with sliding door to front with internal seat, shower is panelled with wall mounted Mira electric shower, white suite comprising panelled bath with quality mixer taps, unit inset wash basin with easy turn taps, cupboard storage beneath, shower panelled splashbacks, useful shaver light socket and mirror with shelved cupboard to side, duo flush toilet with mirrored cabinet above, chrome wall mounted towel rail, ceiling light point and additional heated towel rail.

Garden

Hedged boundary coming onto block paved hard standing leading across the front in to parking area and a double garage, walkway off the drive gives access all around the bungalow to the rear. Front garden is raised shrubbery with post and plank fenced boundary to the left. Rear garden has a flagged patio which opens up to lawned garden enjoying post and plank fencing. Area to rear which has been a fruit/veg patch running along the back. Views to the rear over open countryside and former stable yard. Space and base for greenhouse measuring 10'6" x 8'8"

Garage

Double garage which is attached to bungalow, brick built with clay pantile roof, sits on a concrete base with electrically operated up and over doors to front, benefit of light and power, pedestrian door to rear and plenty of storage space.

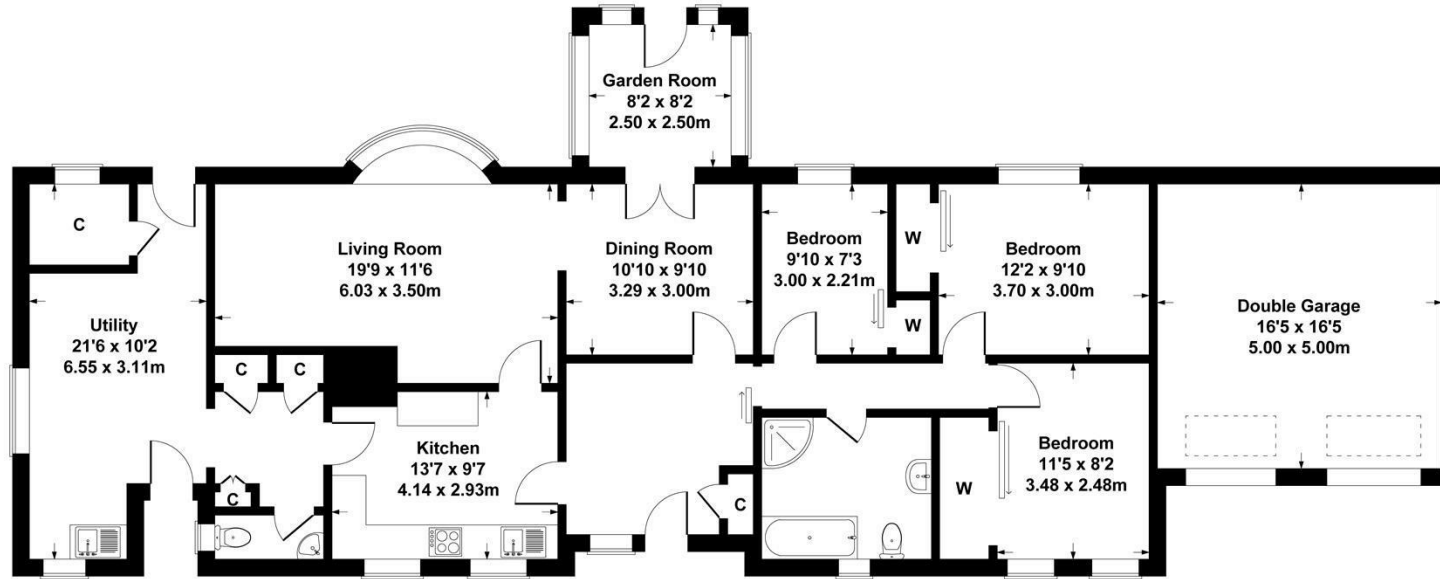
Stables

Concrete floor with panelled walls with the benefit of light and power and a stable door at the front. Door to the rear gives access to another room measuring 12'1" x 12' with light, power and water. Door to the rear gives access to a further stable measuring 7'6" x 12' which is panelled around with no door.



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

Approximate gross internal area
House - 160 sq m - 1722 sq ft



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	Planned
Key energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) 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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