



VENTURE  
PLATINUM

Dalton Gates | Northallerton  
Or Nearest Offer £765,000



Venture Properties are privileged to offer this beautifully presented five bedroomed detached property to the market.

This home has recently been updated and refurbished to the highest of standards. The property offers spacious family living and entertaining space, both inside and out. The home also offers a self contained flat built on to the property allowing for multiple opportunities.

Internally the property boasts a modern fitted open plan kitchen with appliances, a utility room, a large family lounge as well as a downstairs double bedroom currently utilised as a coffee room.

To the first floor there are three large bedrooms and a main bathroom. The bathroom was fitted recently and benefits from underfloor heating. The master takes over the whole floor of the flat below and is complimented with an en-suite.

The flat has an open plan lounge/kitchen/diner, double bedroom and ensuite bathroom with a contained separate entrance.

Externally the property is approached via two entrances both with double gates leading onto the gravelled and blocked paved driveway offering ample secure parking. The property has a triple garage which could be converted to various uses.

This property has to be viewed to see the potential to make it your own, the property is ideal for the modern day family with business opportunities in abundance.

#### **Entrance Hallway**

Door to the front, radiator and staircase to first floor.

#### **Lounge 6.83m x 3.96m (22'5 x 13)**

Upvc double glazed bay window to the front, radiator and gas fire.

#### **Downstairs Shower Room**

Upvc double glazed window to the side shower cubicle, w/c, wash hand basin and tiled walls and flooring.

#### **Study / Office 3.51m x 3.25m (11'6 x 10'8)**

Upvc double glazed window to front, understairs storage cupboard and radiator.

#### **Kitchen / Diner 9.50m x 2.84m (31'2 x 9'4)**

Upvc double glazed windows to the rear, fitted with a range of wall, base and drawer units. Sink with mixer tap, electric hob with extractor over and a integrated eye level oven.

French doors leading out onto the rear garden.

#### **Utility Room**

Upvc double glazed window to the rear, sink unit, radiator and upvc door to the rear.

#### **Lobby**

Door to the front and access to the self contained flat.





**Open Plan Lounge/Kitchen/Diner 5.36m x 5.21m (17'7" x 17'1")**

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, sink unit, space for washing machine and French doors to the rear.

**Bedroom 4.29m x 2.79m (14'1" x 9'2")**

Upvc double glazed window to the front, fitted wardrobes and radiator.





**En-Suite**

Upvc double glazed window to the side, Bath, wash hand basin and w/c.

**First Floor**

Landing and upvc double glazed window to the front.

**Bedroom One 8.05m x 5.77m (26'5 x 18'11)**

Upvc double glazed window to the front, fitted wardrobes, radiator, shower cubicle and two velux windows to the side.

**En-Suite**

Velux window to the side, w/c and wash hand basin.



**Bedroom Two 4.93m x 4.52m (16'2 x 14'10)**

Upvc double glazed window to the front and rear, fitted wardrobes and radiator.

**Bedroom Three 4.14m x 2.90m (13'7 x 9'6)**

Upvc double glazed window to the rear and radiator.

**Family Bathroom**

Upvc double glazed window to the rear, newly fitted suite with bath, wash hand basin and w/c.

**Externally**

**Note**

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

**Tenure**

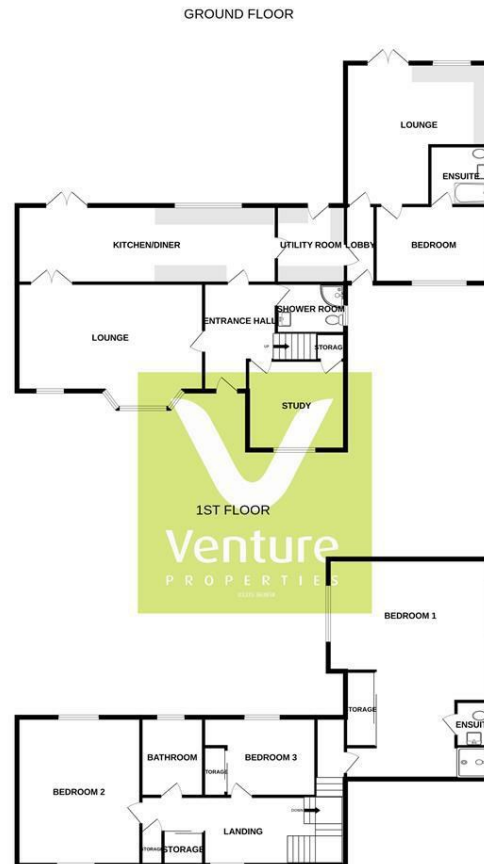
**Council Tax**

Band F





# 5 Dalton Gates | Northallerton



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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Netopex ©2024

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.