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Springer House, Swain Court  
Northallerton, DL6 1EL

**Offers in the region of £387,950**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

An individual four bedroomed detached family home situated just off Swain Court and just behind the High Street. The property benefits from gas fired central heating and Upvc double glazing. The well presented living accommodation includes a spacious reception vestibule opening to the well appointed reception hall with cloaks room / wc. The kitchen / breakfast room is fitted with a good range of units with granite work tops and integrated oven, hob and dishwasher. There is a large living room / dining room with double doors opening to the garden room which has a vaulted ceiling with exposed roof truss and double doors to the rear patio and garden. From the reception hall there is a door to the former garage which is now a large utility room / store with door to the side. From the landing there is a master bedroom with en suite shower room, three further bedrooms and a family bathroom with separate shower cubical. Externally there is a gated access to the block paved drive way providing off street parking for several cars. The large rear garden with patio enjoys a south west facing aspect. The location of this property is ideal for anyone who requires easy access to the town centre and High Street.





- Individual four bedroomed detached family home with large south west facing garden
- Bedroom one with en suite shower room
- Lovely garden room with vaulted ceiling and overlooking the rear garden
- Gas fired central heating and Upvc double glazing
- Gated access to a block paved driveway providing off street parking
- Situated just off Northallerton Hight Street in a tucked away location
- Large living room / dining room
- Spacious kitchen / breakfast room with granite work surfaces
- Well presented living accommodation
- Walking distance of the High Street facilities

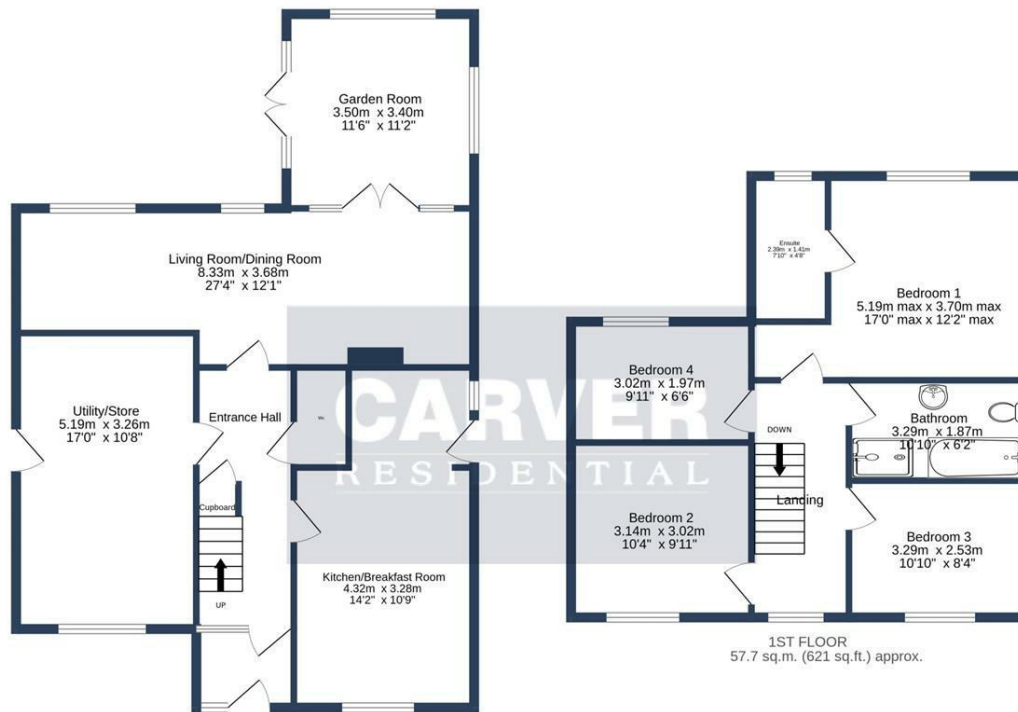
#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band D



GROUND FLOOR  
81.9 sq.m. (882 sq.ft.) approx.

1ST FLOOR  
57.7 sq.m. (621 sq.ft.) approx.

SPRING HOUSE, SWAIN COURT, NORTHALLERTON. DL6 1EL.

TOTAL FLOOR AREA: 139.6 sq.m. (1502 sq.ft.) 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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