



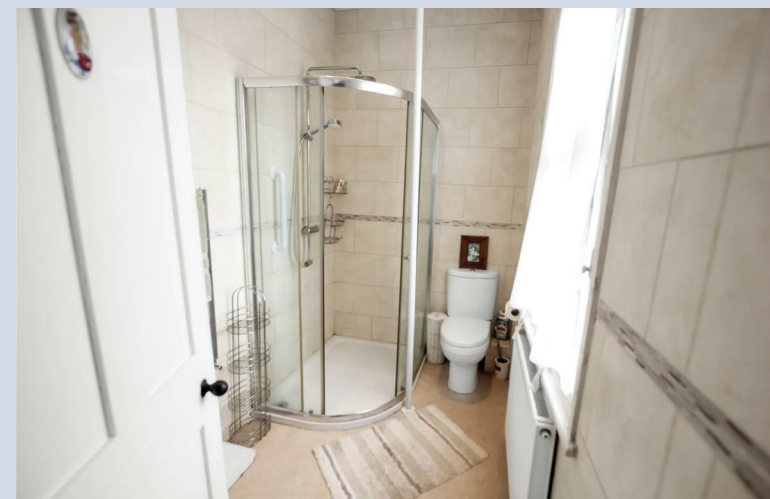
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Crosby Road
Northallerton, DL6 1AA

Offers in the region of £175,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

A two bedroomed semi detached home situated close to the town centre and within walking distance of the High Street. The property benefits from gas fired central heating and double glazing and the accommodation includes a reception hall, spacious living room with bay window to the front, separate dining room, kitchen fitted with a range of wall and base units with access to the rear court yard and cloaks room / wc. To the first floor there are two double bedrooms and a family shower room / wc. From the landing there is a loft hatch with fold down ladder accessing the boarded loft space. Externally there is a small patio front garden and a rear gated court yard garden, two garden stores and driveway providing off street parking.





- Two bedroomed semi detached property
- Two separate reception rooms
- Two double bedrooms
- Boarded loft with light and fold down ladder
- Small front patio garden
- Excellent location close to the town centre and High Street
- Fitted kitchen and down stairs cloak room / wc
- First floor shower room / wc
- Rear court yard garden, garden stores and off street parking
- Gas fired central heating and Upvc double glazing

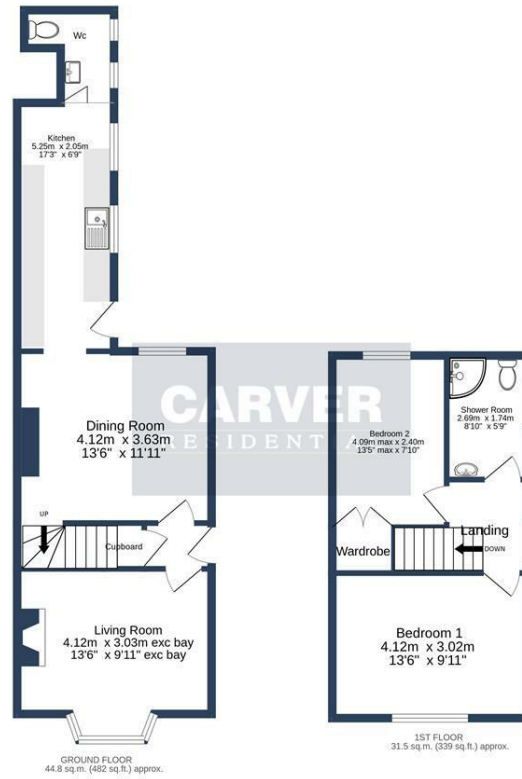
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band B



GROUND FLOOR
44.0 sq.m. (492 sq.ft.) approx.

5 CROSBY ROAD, NORTHALLERTON, DL6 1AA.

TOTAL FLOOR AREA: 76.3 sq.m. (821 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		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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MAB 6202



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