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The Garth, Darlington Road  
Northallerton, DL6 2NN

**Offers in the region of £695,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

A substantially refurbished and extended four bedroomed detached family home which provides spacious and modern open plan living accommodation. The property, which has been refurbished to a high specification benefits from gas fired central heating and double glazing. The beautifully presented living accommodation includes a spacious reception hall with wood flooring and lovely oak stair case. There are two reception rooms to the front elevation. There is an inner hall with fabulous bar area, cloaks room / wc and a study / home office. The outstanding open plan kitchen / dining / family room is situated to the rear with French doors opening to the patio and garden. The kitchen area is fitted with a range of units including integrated oven, hob, dishwasher and granite work surfaces. There is also a separate utility room. To the first floor there is a master bedroom with fitted wardrobe and ensuite shower room. There is a guest bedroom with ensuite shower room and there are two further double bedrooms and a family bathroom. Externally there is a substantial graveled area providing off street parking for a number of vehicles accessed via remote gates. There is a traditional garage and garden store together with a large industrial style garage with twin remote roller doors. The rear garden is laid to lawn with stone flagged patio area.





- Extended four double bedded detached family home with industrial style garage
- Master bedroom with ensuite
- Stunning open plan kitchen / dining room / family room and separate utility room
- Two reception rooms and a bar area
- Substantial gravel hard standing providing off street parking accessed via remote gate
- Refurbished to a high specification including new kitchen, bathroom, ensuite, heating, windows
- Guest bedroom with ensuite
- Luxury ensuite shower rooms and family bathroom
- Study / home office
- Fantastic newly built industrial style garage with twin remote doors gate

**GENERAL INFORMATION**

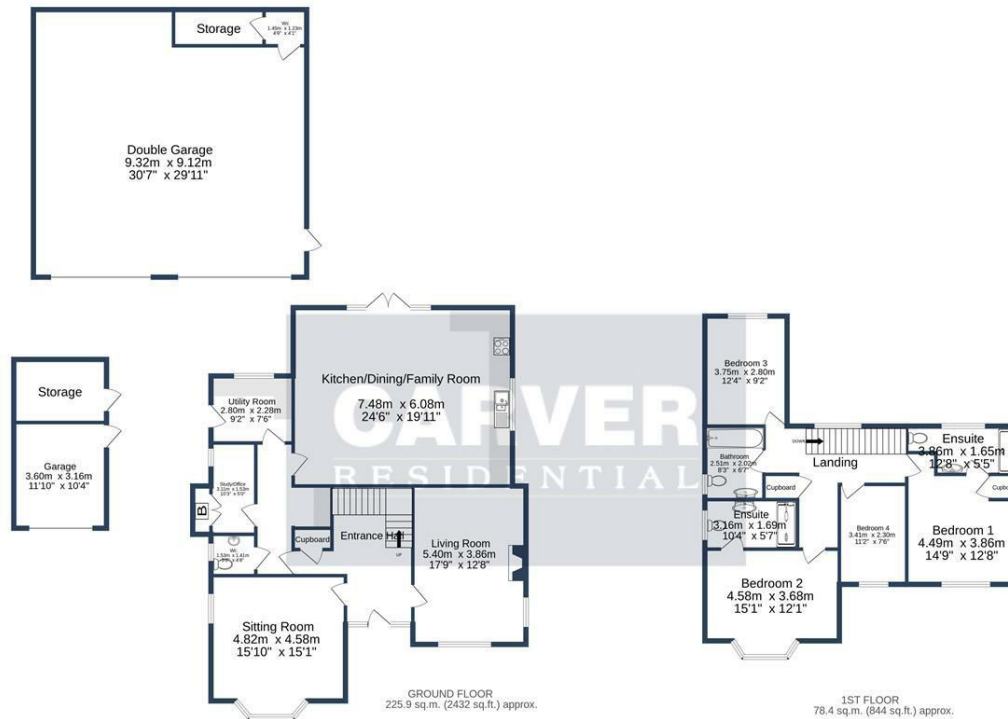
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage to a treatment plan.

Double glazing

Local Authority: North Yorkshire Band E

Residential development will be taking place to the left and rear of the property.



THE GARTH, DARLINGTON ROAD, NORTHALLERTON. DL6 2NN.

TOTAL FLOOR AREA: 304.3 sq.m. (3275 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		69	76
(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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