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Linden Road
Northallerton, DL6 1HX

Offers in the region of £245,000

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

An extended three bedroomed semi detached property situated on a corner plot within a popular residential location. The property benefits from gas fired central heating and Upvc double glazing. The extended accommodation includes a reception hall with under stairs cupboard, living room with arch way to dining room, shower room / wc and a spacious kitchen / breakfast room fitted with a range of units including integrated oven, hob, washing machine, tumble dryer and dishwasher. Patio doors open to the rear garden. To the first floor there are two double bedrooms, a single bedroom and family bathroom with separate shower cubicle. Externally there is a large front garden, double gates open to a driveway providing off street parking for several vehicle's and access to the garden store (12ft x 8ft approx) with power and light. To the rear there is a lovely garden with two patio areas ideal for entertaining. The property is situated within easy reach of the town centre.





- Extended three bedroomed semi detached house
- Two reception rooms
- Spacious kitchen / breakfast room with patio doors to the rear
- Gated driveway providing off street parking for several vehicles
- Easy access to High Street
- Lovely landscaped gardens to the front and rear
- Down stairs shower room / wc and family bathroom together with shower
- Gas fired central heating and double glazing
- Popular residential location

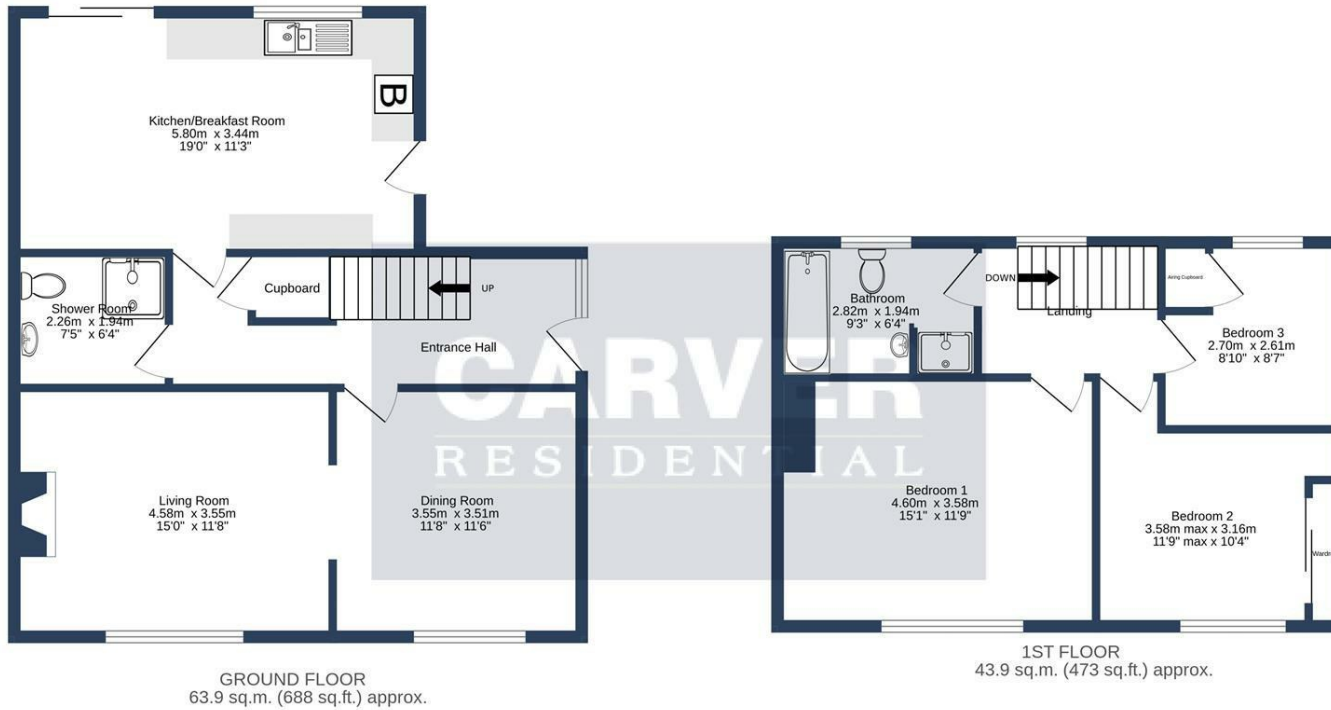
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band B



LINDEN ROAD, NORTHALLERTON. DL6 1HX.

TOTAL FLOOR AREA: 107.8 sq.m. (1161 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			
(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	
			78
		65	

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