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Oak Mount Court  
Northallerton, DL6 1PA

**Offers in the region of £665,000**

House - Detached  
5 Bedroom/s  
3 Bathroom/s



An executive style five double bedroomed detached family home providing substantial modern living space with open plan kitchen / dining / family room over looking the rear garden. The property benefits from gas fired central heating, Upvc double glazing and solar panels. The spacious living accommodation includes a wide reception hall with cloaks room / wc. Double doors open to the large living room, the dining room has bi folding doors opening to the rear garden. The kitchen area is fitted with a range of wall and base units together integrated appliances including induction hob, double oven, dishwasher and fridge freezer. Bi fold doors lead from the family area to the rear garden. The useful utility room also provides access to the double garage and to the side of the property. To the first floor there is a spacious landing with loft hatch and fold down ladder giving access to the boarded loft space. The large master bedroom and guest bedroom both have built in wardrobes and luxury en suite shower rooms / wc. There are three further double bedrooms all with built in wardrobes. The family bathroom is fitted with a white suite. Externally there is a block paved double driveway and gated access to the side of the property. The rear garden is enclosed with patio area and lawn and garden store. The property is within a sought after area of town and within easy reach of the high street and main line railway station.







- Executive style five double bedded detached family home
- Spacious living room
- Master bedroom and guest bedroom with en suite shower rooms
- Integral double garage with twin remote doors and pedestrian access to the utility room
- Sought after location within a cul de sac and walking distance from High Street and railway station
- Open plan kitchen / family room with bi folding doors to the rear garden
- Dining room with bi folding doors to the rear garden
- Gas fired central heating, Upvc double glazing and solar panels
- Block paved double driveway with electric car charge point

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band G. There is an annual charge for external maintenance of communal areas of £369.90 per annum.





**GROUND FLOOR**  
127.0 sq.m. (1367 sq.ft.) approx.

**1ST FLOOR**  
114.7 sq.m. (1234 sq.ft.) approx.

OAK MOUNT COURT, NORTHALLERTON. DL6 1PA.

TOTAL FLOOR AREA : 241.7 sq.m. (2601 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) <b>A</b>		93	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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