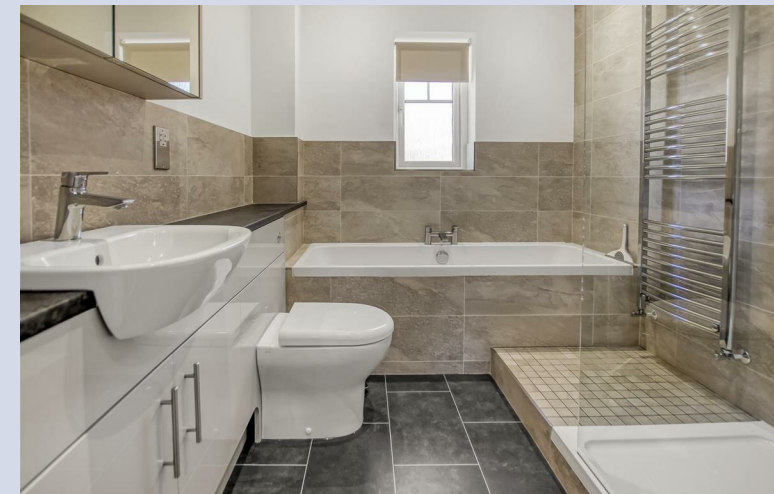




A modern four bedroomed detached family home situated within a popular location on a large plot extending to approx. 0.26 acre. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall, cloak room / wc, large living room leading to the conservatory which opens to and over looks the rear garden. There is an open plan kitchen / breakfast room fitted with integrated appliances including fridge, freezer, oven, hob and dishwasher and having granite work surfaces. The breakfast area has a bay window over looking the rear garden. There is also a useful utility room and formal dining room / family room. The principle bedroom has a dressing area with fitted wardrobes and a refurbished en suite shower room with walk in shower. There are three further double bedrooms and a refurbished family bathroom. Externally there is a block paved driveway providing off street parking and access to the detached double garage with remote electric door. There is a large garden to the rear with patio and lawn areas. The property is well positioned for Northallerton town centre, main line railway station, school, shops and A1m.





- Modern four bedroomed detached family home situated within a popular residential location
- Open plan kitchen / breakfast room over looking the rear garden
- Spacious living room opening to the conservatory
- Three further double bedrooms
- Gas central heating and double glazing
- Large rear garden with lawn and stone flagged patio area
- Kitchen fitted with integrated appliances together with granite work tops
- Principle bedroom with dressing area and luxury refitted en suite with walk in shower
- Luxury refitted family bathroom together with double walk in shower
- Block paved driveway providing off street parking detached double garage with remote door

GENERAL INFORMATION

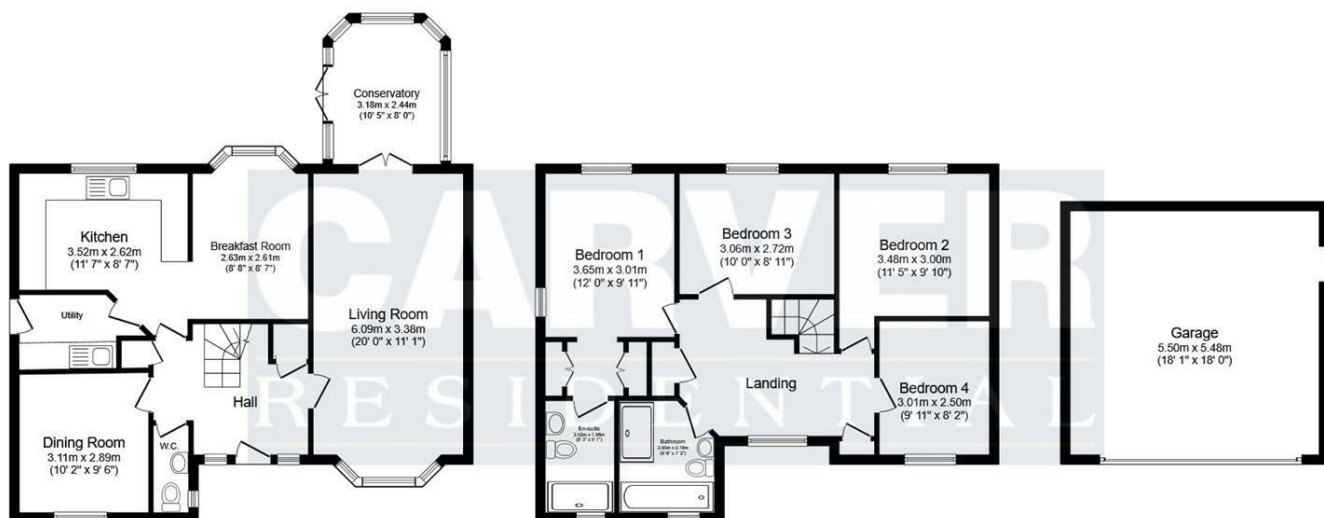
Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band F

Preservation order on three trees in garden



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	

Total floor area: 175.1 sq.m. (1,885 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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