



An extended three bedroomed family home providing versatile and spacious living accommodation with the extension creating ground floor annex style accommodation with a spacious living room/bedroom, shower room/wc/utility room and private entrance door. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall with cloaks cupboard, living room with bay window to the front, dining room with breakfast bar and an open plan feel leading to the kitchen fitted with modern high gloss wall and base units including integrated ove, hob and dish washer. From the rear hall there is the annex accommodation including a large living room/bedroom with French doors to the rear garden and large boarded loft space with drop down ladder. There is also a shower room/wc, private front door and door to the rear garden. To the first floor there are two double bedrooms and a good sized bedroom three. The family bathroom is fitted with a white suite with shower over the bath. Externally there is a driveway to the front providing off street parking. The is a large mature south west facing rear lawn garden.





- Extended three bedroomed semi detached home
- New kitchen with open plan feel to dining room
- Gas central heating and double glazing
- Large south west facing rear garden
- Ground floor annex style accommodation with shower room/wc/utility room
- Spacious living room with bay window
- Driveway providing off street parking
- Within easy reach of Northallerton High Street

#### GENERAL INFORMATION

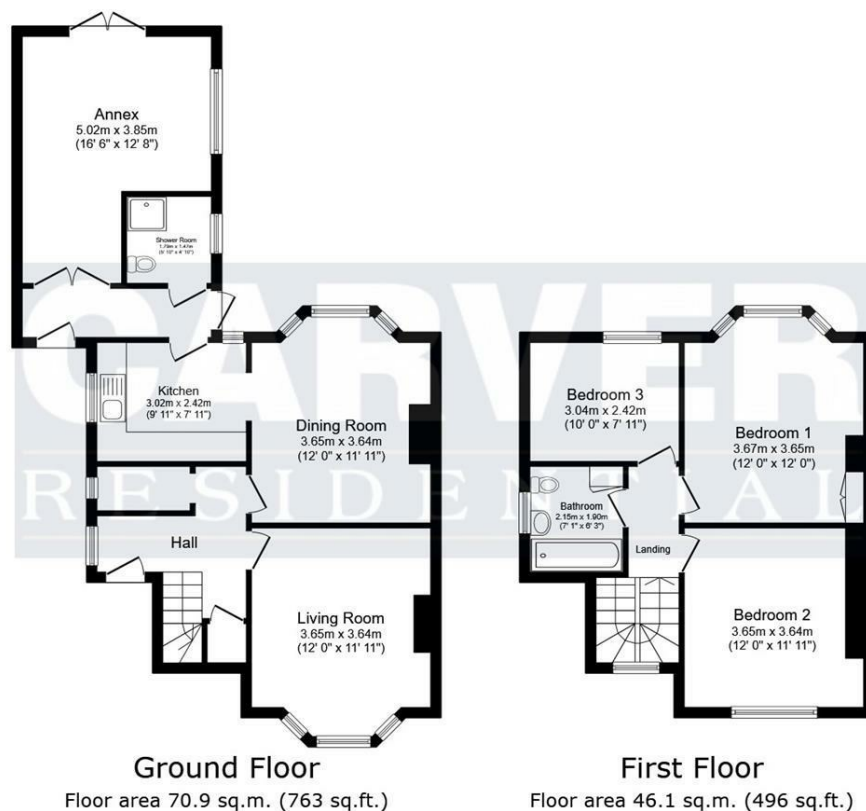
Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D

Buyer(s) Identification Checks



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |           |

Total floor area: 117.0 sq.m. (1,259 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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