



## 96 Turker Lane, Northallerton DL6 1QD

**\*\*CHAIN FREE\*\***

This wonderfully presented and spacious four bedroom detached home on Turker Lane is a definite must see. Located on a popular estate in Northallerton only a short walk to the town centre and great access links to the A19. Sitting on a large plot the accommodation consists of a spacious lounge with bay window, open plan kitchen/diner, utility room, office, and ground floor W.C, upstairs the property consists of four bedrooms, family bathroom and an en-suite. The property also has an integrated garage with built in units for extra storage. Externally the property offers a tarmac driveway, an enclosed rear garden with gated access to both sides, mostly laid lawn with patio area. UPVC double glazed windows and gas central heating is present throughout. EPC rating D, council tax band E.

**Chain Free £385,000**

## LOCATION

Turker Lane is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, multiple supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

## DIRECTIONS

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then turn right onto Turker Lane, follow this road all the way along, when the road begins to bend right, follow it all the way round and the property is situated on your right hand side

## INTERNAL ACCOMMODATION CONSISTS OF

### PORCH

2'11" x 5'0" (0.89 x 1.54)

### ENTRANCE HALL

16'7" x 4'11" (5.06 x 1.51)

With front facing UPVC double glazed door, laminate flooring, access to first floor and radiator



**LIVING ROOM**

18'2" x 11'9" (5.55 x 3.6)

With front facing UPVC double glazed bay window, laminate flooring, TV point, barn door access to kitchen diner and vertical radiator.





### KITCHEN DINER

9'4" x 27'5" (2.86 x 8.38)

With rear facing UPVC double glazed tri-folding doors, rear facing UPVC double glazed windows, a range of fitted units including a dishwasher standing fridge freezer, induction hob & double oven. Granite worktops, acrylic/glass splashback and breakfast bar.



### GROUND FLOOR WC

2'6" x 8'1" (0.78 x 2.47)

With side facing UPVC double glazed window, pedestal wash hand basin, low level WC, laminate flooring and radiator.



### UTILITY

12'1" x 5'0" (3.70 x 1.53)

With two UPVC double glazed Velux windows, a range of floor and wall units, stainless steel sink & drainer, tiled splashback, with plumbing for a washing machine, fit with underfloor heating and a rear door with access to garden.



**OFFICE**

8'6" x 4'11" (2.60 x 1.52)

With UPVC double glazed Velux window, carpeted flooring and front facing UPVC door.



**BEDROOM ONE**

9'6" x 8'9" (2.91 x 2.68)

With rear facing UPVC double glazed window and radiator.





**BEDROOM TWO**

11'10" x 11'7" (3.63 x 3.55)

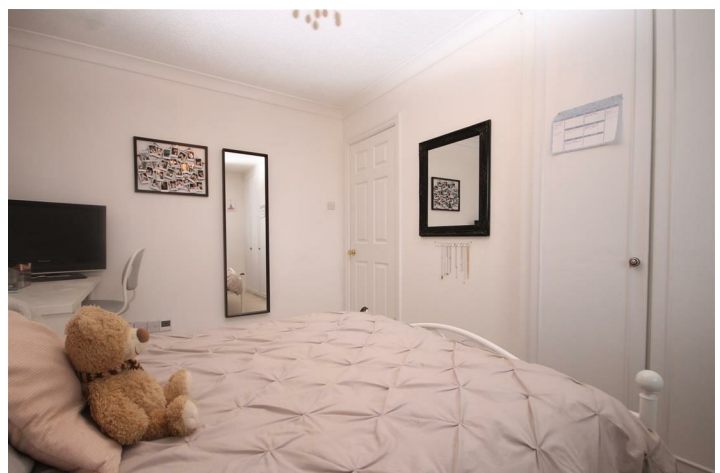
With front facing UPVC double glazed windows and radiator.



**BEDROOM THREE**

12'7" x 8'10" (3.84 x 2.70)

With rear facing UPVC double glazed windows, fitted wardrobe units and radiator.



**BEDROOM FOUR**

14'4" x 14'0" (4.37 x 4.27)

With front facing UPVC double glazed window, built in wardrobes and radiator.





EN SUITE

4'9" x 8'7" (1.46 x 2.63)

With side facing UPVC double glazed window, walk in shower, vanity sink units, concealed cistern WC and a heated towel rail



**HOUSE BATHROOM**

5'5" x 7'6" (1.66 x 2.30)

With rear facing UPVC double glazed window, low level WC, pedestal wash hand basin, panelled bath with shower over, partly tiled wall and a heated towel rail.



**GARDEN**

With mostly laid lawn and stone patio area, access to front of property via both sides.





### GARAGE

16'3" x 6'7" (4.97 x 2.03)

With light, electricity, built in units and an up & over door.

### EXTERNALLY

With tarmacked front drive, laid lawn and access to garage.



### MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

### PLEASE NOTE

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### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



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