



BORROWBY AVENUE, NORTHALLERTON

OFFERS IN EXCESS OF £370,000



Northallerton
Estate Agency



Borrowby Avenue

Northallerton, DL6 1AL

The property comprises a brick built with clay tile roof, 3-bedroom detached Dorma bungalow with plenty of character and distinction, positioned on a large generous plot and situated on a highly sought after residential area of Northallerton, within walking distance of the high street and train station. The property enjoys UVOC throughout and gas fired central heating.

- 3 Bedroom
- Chain Free
- Highly Sought After Area
- Detached Dorma Bungalow
- Incredible Gardens



Entrance

Entering the property up step with useful handrail under a covered entrance and through a UVPC double glazed front door with etched and leaded glass panels into the entrance hall enjoying stairs to first floor, double radiator, 2 ceiling light points, useful under stairs storage cupboard with cloaks hanging hooks.

Sitting room

Feature stone fire surround, topped with hardwood mantle shelf and plinth to side, natural stone hearth and inset open grate, centre ceiling light point, double radiator, TV point.

Dining room

Centre ceiling light point, radiator, views out to the rear garden.

Kitchen

Attractive range of light oak base and wall cupboards, granite effect worksurfaces with inset single drain single bowl sink unit with mixer tap over, unit inset 4-ring electric hob, inset brushed steel and glass double oven and grill, built in unit matched fridge, unit matched leaded glass fronted display cabinet, ceiling light point, tiled splashbacks, views out to rear garden, door out to utility.

Utility

Space and plumbing for washing machine, space for additional appliance, useful built in recessed storage cupboard, door to outside, door to integral garage.

Study/spare bedroom

Radiator, ceiling light point, coved ceiling.

Downstairs shower room

Shower panelled walls, low entry shower with wall mounted Mira electric shower, sliding curved doors to front, matching pedestal washbasin with easy turn taps, duo flush toilet, wall mounted heated towel rail, ceiling mounted extractor, ceiling light point.

Bedroom 1

Centre ceiling light point, radiator.

Landing

Ceiling light point, under eave storage, useful over stairs storage room with built in wardrobe with shelves and cloaks hanging.

Bedroom 2

Radiator, ceiling light point, over bed light pull, access to eaves storage.

Bedroom 3

Ceiling light point, double radiator, over bed light pull, wall length built in wardrobes with shelves and cloaks hanging.

Garden

To the front of the property there is a resin driveway leading to the integral garage and offers hardstanding for 2 vehicles. The front garden is laid to lawn in 3 sections, concrete walkway to the side of the garage giving access through a gate at the rear into the rear garden. The rear garden enjoys concrete patio area, opening out to extensive lawned gardens with mature established shrub boarded and trees. The garden would provide ample room for an extension subject to planning permission.

Garage

The garage enjoys an up and over door to front, pedestrian door to rear, tandem double garage with light and power, Baxi condensing combi gas fired central heating boiler, useful shelved storage, space for additional appliances.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - D
EPC - TBC



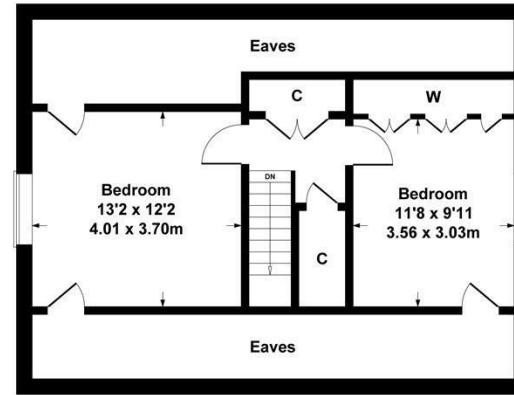
Call us to arrange a viewing on **01609 771959**

15 Borrowby Avenue, Northallerton

Approximate gross internal area
143 sq m - 1539 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Energy Efficiency Rating	
Current	Potential
69	76
A 92-100 B 81-91 C 69-80 D 55-68 E 49-54 F 45-48 G 45	
All energy related - higher saving costs England & Wales EU Directive 2002/91/EC	

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