29 ALLERTON CLOSE, NORTHALLERTON

OFFERS IN THE REGION OF £295,000

Northallerton Estate Agency

Allerton Close

Northallerton, DL7 8NX

The property comprises a 2-story brick built 4-bedroom townhouse with clay pantile roof in a highly sought after area of Northallerton within walking distance from the high street and train station. The property enjoys an attached single garage, off road parking for 1 vehicle, UVPC double glazing throughout, gas central heating and is immaculacy presented throughout to a high quality.

- **4 Bedroom**
- **Garage**
- **Immaculacy presented throughout**
- **3 Story Townhouse**
- **En-suite**
- **High quality standard**

Entrance
Entering under a covered entrance with pillaring to the sides and through composite front door into entrance hall which enjoys quality wood flooring, inset ceiling spotlights, double radiator, stairs to first floor, phone point, door to downstairs W/C.

W/C
Unit mounted glass washbasin with contemporary glass and chrome tap above with drawer storage beneath, duo flush toilet, tiled floor, wall mounted extractor, ceiling mounted light.

Dining room
Continuation of quality wooden flooring, coved ceiling, ceiling light point, radiator.

Kitchen
Fully tiled floor, inset ceiling spotlights, ceiling light point, quality range of light oak base and wall cupboard with granite effect worksurfaces with inset ½ bowl single drain stainless steel sink unit with quality mixer tap over, unit inset 4 ring brushed steel gas hob with brushed steel extractor with light and fan and brushed steel and glass double oven and grill beneath, unit matched door fronted concealed dishwasher, fridge and freezer, tile splashbacks. Door to understairs store cupboard with cloaks hanging, door to utility.

Utility
Continuation of tiled flooring, base units with granite effect worksurfaces with inset single drain single bowl stainless steel sink unit, space and plumbing for washing machine, space for dryer, wall mounted ideal condensing gas central heating boiler, inset ceiling spotlights, upper etched composite door out to rear patio and gardens.

First Floor Landing
Ceiling light point, stairs to second floor, door to living room and master bedroom with en-suite.

Living room
Twin windows to front, quality wood floor, coved ceiling, 2x ceiling light point, TV and phone point, 2 x low level radiators.

Bedroom 1
Quality wood floor, centre ceiling light and contemporary fan, radiator, ¾ wall length mirror fronted wardrobing with cloaks hanging and shelving, TV point, door to en-suite enjoying tiled floor, corner Ignia shower cubicle and steam room with multi head drench and shower and steaming with curved glass doors to front and internal lighting, unit inset double washbasins with easy turn mixer waterfall taps and generous drawer storage beneath, duo flush toilet, wall mounted extractor, quality tiled ceiling, inset spotlights, wall mounted shaver mirror, socket and lighting.

Second Floor Landing
Built in airing cupboard housing contemporary cylinder, doors to bedrooms and family bathroom.

Bedroom 2
Quality wooden floor, contemporary ceiling light and fan, wall length built in light beech fronted wardrobes with internal cloaks hanging, radiator, TV point.

Bedroom 3
Quality wooden flooring, 2 x double wardrobes, ceiling light point, radiator.

Bedroom 4
Flush mounted ceiling light point and fan, radiator, quality wooden flooring.

Bathroom
Tiled floor, fully tiled white walls with inset extractor, wall mounted shaver socket and mirror, white suite comprising panelled bath, unit inset washbasin with waterfall tap and 2 drawers beneath, duo flush toilet

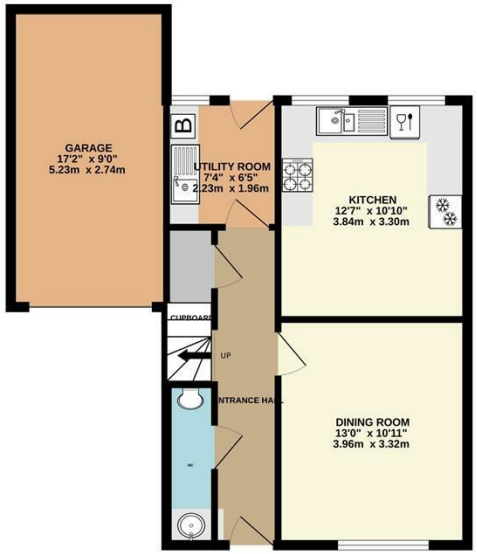
Garden
Tarmacadam driveway offering hardstanding for a vehicle and gives access to the garage, hedging with AstroTurf behind, flagged walkway to the front door and down the side of the property giving access to the rear through a quality gate. Rear garden enjoys AstroTurf for low maintenance, decking providing a seating area with lights around, benefit of power, natural shrub screening to the rear and has a post and plank fencing with trellis on top.

Garage
Up and over door to the front, benefit of light and power.

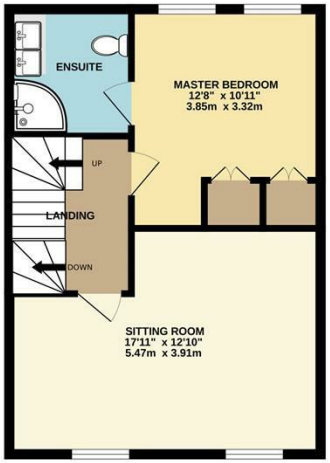
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - E
EPC - C

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

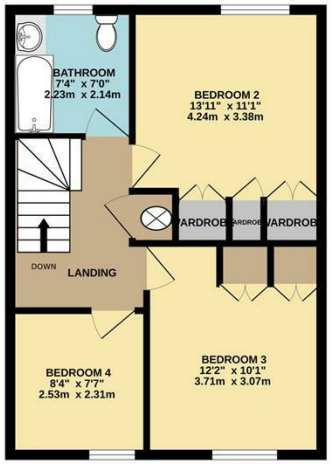
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) 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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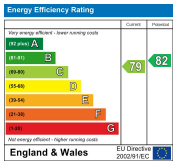

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