



9 BOROUGHBIDGE RD, NORTHALLERTON

O.I.R.O £220,000



Northallerton
Estate Agency



Boroughbridge rd

Northallerton, DL7 8AX

A spacious 3 bedroom 1930s semi detached with scope to extend (subject to planning permission) in the highly sought after location of Boroughbridge Road, within a few minutes walk to Northallerton mainline train station and high street. This property must be seen to be appreciated.

- GAS FIRE CENTRAL HEATING
- UPVC SEALED UNIT DOUBLE GLAZING
- GARDENS TO FRONT & REAR
- HARDSTANDING
- WALKING DISTANCE OF GOOD LOCAL AMENITIES
- ATTRACTIVELY APPOINTED THROUGHOUT



ENTRANCE HALL
CEILING LIGHT POINT & DOUBLE RADIATOR

SITTING ROOM
FEATURE FIREPLACE, WALL MOUNTED LIGHT POINT, CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT, PHONE POINT

DINING ROOM
CEILING LIGHT POINT, RADIATOR AND PICTURE RAIL

PANTRY
FITTED SHELVES, CEILING LIGHT POINT AND WINDOW TO SIDE

KITCHEN
RANGE OF BASE AND WALL UNITS WORK SURFACE WITH INSET SINGLE DRAINER, SINGLE BOWL STAINLESS STEEL SINK UNIT WITH MIXER TAP. BUILT IN 4 RING HOB WITH OVEN BENEATH. SPACE FOR FRIDGE FREEZER, & WASHING MACHINE, CEILING LIGHT POINT RADIATOR AND DOOR LEADING OUT TO THE REAR GARDEN.

LANDING
THREE USEFUL STORE CUPBOARDS

BEDROOM 1
FITTED PICTURE RAIL, CEILING LIGHT POINT & RADIATOR

BEDROOM 2
CEILING LIGHT POINT, RADIATOR AND TV POINT

BEDROOM 3
CEILING LIGHT POINT & RADIATOR

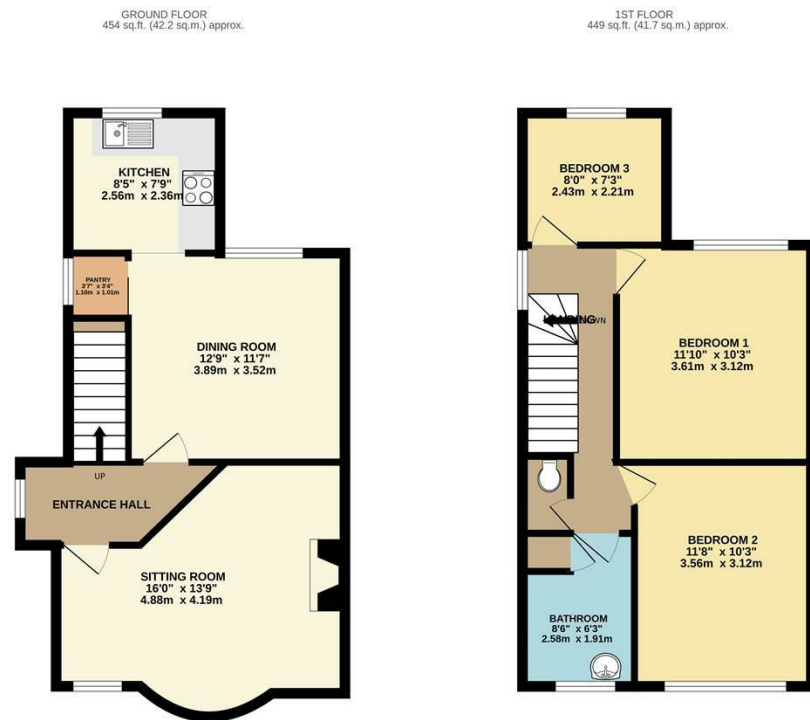
BATHROOM
WHITE BATH WITH MIRA ELEMENT MAINS SHOWER, EXTRACTOR FAN, WASH BASIN, MIRROR, CEILING LIGHT SPOTS, CUPBOARD HOUSING MAIN COMBI EGO GAS FIRED CENTRAL HEATING BOILER

WASH ROOM
ACCESSED FROM THE OUTSIDE BRICK BUILT WITH FELT ROOF AND SPACE AND PLUMBING FOR A WASHING MACHINE.

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



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



9 BOROUGHBIDGE ROAD NOTHALLERTON, NORTH YORKSHIRE, DL7 8AX

TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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Energy Efficiency Rating		Current	Potential
100-80%	A		
80-65%	B		
65-50%	C		
50-35%	D		
35-20%	E		
20-10%	F		
10-0%	G		
Energy efficient - higher energy costs			
Energy inefficient - lower energy costs			
England & Wales			

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