



CROSBY ROAD, NORTHALLERTON

O.I.R.O £595,000



Northallerton
Estate Agency

Crosby Road

Northallerton, DL6 1AE

FOR SALE ON A 0.2 ACRE SITE PREVIOUSLY USED AS NURSERY WITH SCOPE TO MAKE IT A SUBSTANTIAL FAMILY HOME WITH ANNEX.

- GREAT RESIDENTIAL DEVELOPMENT POTENTIAL
- WALKING DISTANCE TO TOWN
- FULLY CENTRAL HEATED
- GATED ACCESS
- CHAIN FREE
- GOOD SIZE PLOT

Richards House sits on 0.2 acres, a good size plot, just outside the centre of Northallerton, previously used as a children's day nursery. Having enjoyed substantial extension to provide a one of a kind set up in this very convenient very accessible location in Northallerton.

The areas are open planned for plenty of room for families and extended family living.

Crosby road represents a sought-after residential area which enjoys the benefit of a local school within walking distance of the town centre and supermarkets.





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

GROUND FLOOR
1920 sq.ft. (178.4 sq.m.) approx.



FIRST FLOOR
993 sq.ft. (92.2 sq.m.) approx.



BRAMLEY HEDGE, CROSBY ROAD, NORTHLALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA : 2912 sq.ft. (270.6 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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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Good - lower running costs	C		
Satisfactory - higher running costs	D		
Unsatisfactory - higher running costs	E		
Poor - very high running costs	F		
Very poor - very high running costs	G		

England & Wales
EU Directive 2010/31/EU

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