



112 THIRSK ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £345,000



Northallerton
Estate Agency



Thirsk Road

Northallerton, DL6 1PL

PROPERTY COMPRISES OF A BRICK BUILT WITH CLAY PANTILE ROOF, LINK DETACHED 4 BEDROOMED ATTRACTIVELY BUILT FAMILY HOUSE IN MUCH SOUGHT-AFTER CONVENIENT LOCATION ON A GOOD-SIZED PLOT WITHIN WALKING DISTANCE OF HIGH STREET AND TRAIN STATION. PROPERTY ENJOYS UVPC DOUBLE GLAZING, AIR SOURCE HEAT PUMP HEATING, IMMACULATLY PRESENTED, ACCESS TO ATTIC WITH DROPDOWN LADDER AND IS BORDED WITH LIGHT AND POWER, OWNED SOLAR PANELS AND 3 STORAGE BATTERIES.

- 4 BEDROOM LINK DETACHED HOUSE
- HIGHLY SOUGHT AFTER AREA
- OWNED SOLAR PANELS AND 3 STORAGE BATTERIES
- GARAGE
- WALKING DISTANCE OF HIGH STREET AND TRAIN STATION
- IMMACULATLY PRESENTED

ENTRANCE

COVERED ENTRANCE WITH UVPC PANELLED ROOF WITH INSET SPOTS, UP STEP THROUGH FRONT DOOR, POLISHED WOOD FLOOR, CEILING LIGHT POINT, DOUBLE RADIATOR, UNDERSTAIRS STORAGE CUPBOARD, STAIRS TO 1ST FLOOR.

LIVING ROOM

COVED CEILING, CENTRE CEILING LIGHT POINT, RADIATOR, CHIMNEY BREAST WITH A PAINTED SURROUND MANTLE SHELF AND HEARTH, INSET ELECTRIC FIRE, TV AND PHONE POINT.

STUDY ROOM

MULTIFUNCTIONAL ROOM, COULD BE USED AS A STUDY, BEDROOM, SNUG OR OFFICE ENJOYS CEILING LIGHT POINT, RADIATOR

KITCHEN

EXTENSIVE RANGE OF CONTEMPORARY BASE AND WALL UNITS WITH BRUSHED STEEL DOOR FURNITURE, INSET FRIDGE, FREEZER AND DISHWASHER WITH UNIT MATCHED DOORS, FAN ASSIST OVEN WITH GRILL AND SEPARATE FITTED COMBINATION MICROWAVE/OVEN AND GRILL, GRANITE EFFECT WORKSURFACES WITH INSET GIONEN INDUCTION HOB, INSET 1 ½ BOWL, SINGLE DRAIN SINK UNIT. WORK SURFACE EXTENDS OUT ONTO BREAKFAST BAR WITH USEFUL SHELVING STORAGE BENEATH, RADIATOR, INSET CEILING SPOTLIGHTS WITH A CEILING LIGHT POINT, ARCHWAY GIVES ACCESS TO DINING AREA, LVT FLOORING THROUGHOUT KITCHEN.

DINING ROOM

RADIATOR, ½ PANELLED PAINED WALLS, DISPLAY WINDOW LEDGES, CENTRE CEILING LIGHT POINT, ½ GLAZED UVPC DOOR TO REAR GARDEN, DINING ROOM ENJOYS LVT FLOORING.

REAR HALLWAY

USEFUL SHOE STORAGE, DOOR TO DOWNSTAIRS CLOAKROOM, TILED WALLS AND FLOOR, PANELLED CEILING, WALL MOUNTED CEILING LIGHT POINT, WHITE SUITE COMPRISING OF WASHBASIN WITH EASY TURN TAPS AND CUPBOARD STORAGE BENEATH, WALL MOUNTED MIRROR FRONTED BATHROOM CABINET.

BEDROOM 1

CEILING LIGHT POINT, RADIATOR, 2 X DOUBLE BUILT IN WARDROBES WITH SHELVES AND RAILS ENJOYING DRESSING MIRROR TO FRONT.

BEDROOM 2

TRIPLE LENGTH WARDROBES WITH RAILS AND SHELVES, ADDITIONAL RECESSED AREA WHICH PROVIDES USEFUL STORAGE, WALL MOUNTED SHELVING, CEILING LIGHT POINT, RADIATOR.

BEDROOM 3

CEILING LIGHT POINT, RADIATOR.

SHOWER ROOM

THERMOSTATIC CONTROLLED MAINS SHOWER, FULLY TILED CUBICLE WITH FIXED AND PIVOTED GLASS SHOWER SCREEN, INSET CEILING SPOTLIGHTS AND EXTRACTOR, FULLY TILED WALLS IN ROOM, UNIT INSET WASH BASIN WITH CUPBOARD BENEATH AND TO SIDE, CONCEALED CISTERN DUO FLUSH TOILET, WALL MOUNTED DOUBLE MIRROR FRONTED BATHROOM CABINET WITH SHAVER MIRROR, SOCKET AND USB, WALL MOUNTED HEATED TOWEL RAIL AND SEPARATE RADIATOR, BUILT IN LINEN CUPBOARD WITH SHELVING.

GARAGE

ELECTRICALLY OPERATED ROLLER SHUTTER DOOR TO FRONT, PEDESTRIAN DOOR TO REAR WHICH IS UVPC AND UPPER GLAZED, LIGHT AND POWER, REAR DOOR GIVING ACCESS TO WORKROOM/GYM/OFFICE SUITABLE FOR NUMBER OF DIFFERENT USES, HAS UNDERFLOOR HEATING AND LAMINATE FLOOR, GLAZED TO 2 SIDES GIVING VIEWS TO GARDEN, UPPER GLAZED DOOR TO REAR GARDEN, SPACE AND PLUMBING FOR WASHING MACHINE.

GARDEN

FRONT ENJOYS TARMACADAM HARDSTANDING FOR NUMEROUS VEHICLES GIVING ACCESS TO COVERED AREA TO THE SIDE OF THE PROPERTY, FENCE INTO GARAGE, LAWNED GARDEN WITH CENTRAL FLAGGED AREA COULD GIVE EXTRA PARKING, BENEFIT OF POD CHARGING. REAR GARDEN ENJOYS EXTENSIVE NATURAL STONE FLAGGED PATIO, LAWNED WITH DEEP SHRUB BOARDERS, AREA OF RAISED FRUIT AND VEG BEDS, DECKING AREA WITH SUMMERHOUSE, POST, PLANK AND HEDGED BOUNDARY.

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

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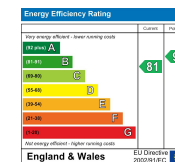
Call us to arrange a viewing on **01609 771959**

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The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the top left is a large window with a decorative frame. To the top right is the Shower Room, which includes a toilet and a cupboard. To the right of the shower room is Bedroom 2, measuring 12'1" x 8'11" (3.68m x 2.71m). To the bottom left is Bedroom 3, measuring 9'2" x 8'6" (2.79m x 2.60m). To the bottom right is Bedroom 1, measuring 13'10" x 8'6" (4.22m x 2.60m). A wardrobe is located between Bedroom 1 and Bedroom 2.

TOTAL FLOOR AREA : 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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