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SALES & LETTINGS

Bolton House, South Otterington
Northallerton, DL7 9HT
Offers in the region of £550,000

House - Detached



Bolton House is a beautiful three double bed roomed detached home built to a high specification providing excellent open plan modern living accommodation with under floor heating to the ground floor and double glazing. The luxury accommodation includes a reception hall, cloak room/wc, study/office, spacious living room and a stunning open plan kitchen/dining/living room with log burning stove and bi folding doors to the rear. The kitchen area has integrated appliances including oven, hob, dishwasher, fridge freezer and quartz work tops. There is also a useful utility room with door to the side. The master bedroom has a walk-in wardrobe and a lovely en suite shower room/wc. There are two further double bedrooms and a family bathroom. Externally there is a front garden, driveway providing off street parking and access to the garage with remote door and pedestrian door to the rear garden. The rear garden is a good size with stone flagged patio and lawn with lovely far reaching views and adjoining farm land. The village is well positioned for access to Northallerton, Thirsk, A1M and A19.



- Modern three double bed roomed detached luxury home
- Kitchen with integrated appliances and quartz worktops
- Spacious formal living room
- Master bedroom with walk - in wardrobe and en suite shower room
- Rear garden with patio and views adjoining farm land
- Open plan kitchen/dining/living room with log burning stove and bi folding doors to the rear
- Built to a high specification with under floor heating to the ground floor
- Study/office and a separate utility room
- Driveway providing off street parking and garage
- Popular Village location

GENERAL INFORMATION

Tenure: Freehold

Services: Air source central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band E

Share driveway to development

Remainder of builders warranty

Note - Proposed construction of a dwelling to the left of Bolton House.

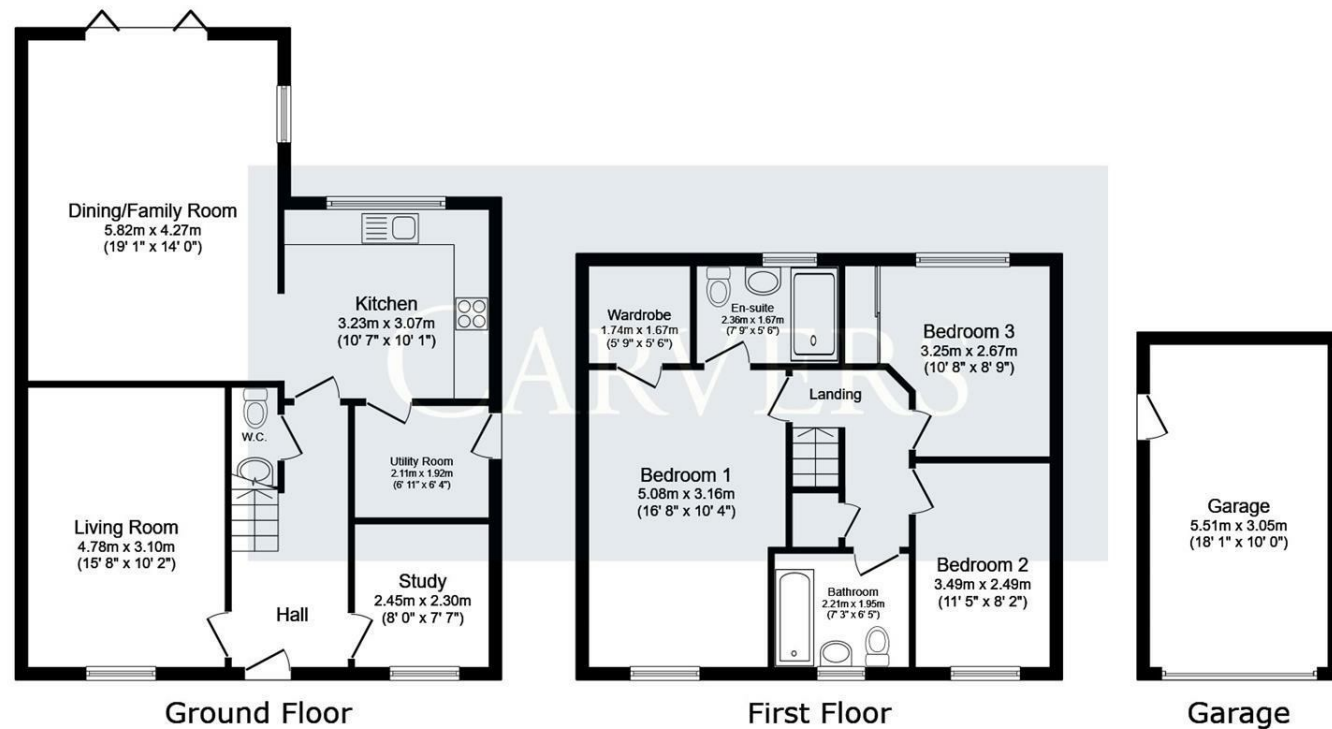
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Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1367.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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