



27 THORNTREE ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £335,000



Northallerton
Estate Agency



Thorn tree Road

Northallerton, DL6 1QE

The property comprises of a stone fronted brick built substantial well laid out and spacious 2-bedroom detached bungalow with clay pantile roof and is in a highly sought after residential area of Northallerton within walking distance of the high street and train station. The property enjoys UVPC double glazing, gas fired central heating, solar panels, garage and parking for vehicle. Since the EPC was done the property has been rewired in the bathroom and kitchen, solar panels added and underfloor heating in the kitchen which at present isn't connected.

- 2 Bedroom
- Highly sought after area
- Solar Panels
- Detached Bungalow
- Beautifully presented
- Chain Free



Entrance

Entering up step onto a stone covered entrance, central etched door into the entrance hall with coved ceiling, centre ceiling light point, 2 x wall light points, BT phone point, double radiator.

Living room

Generous size enjoying coved ceiling, centre ceiling light point, 4 x wall light points, TV and fibre connection point, stone-built granite topped feature fireplace with power point and matching plinth to side for TV, double radiator x 2.

Dining room

Sliding patio doors out to garden, coved ceiling, centre ceiling light point, double radiator, door into kitchen.

Kitchen

Attractive recently fitted contemporary range of white base and wall cupboards with brushed steel door furniture and under cupboard lighting, wooden worksurfaces with inset Belfast sink with mixer tap over, unit mounted 4 ring induction hob with brushed steel and glass double oven beneath, toughened glass splashback, brushed steel hob over, unit matched fitted slimline dishwasher and washing machine with unit matched door, inset ceiling spotlights, ceiling mounted extractor. Door to garage.

Bedroom 1

Extensive range of fitted bedroom furniture comprising wardrobing, shelf storage, dressing mirror, 2 x 4 chest of drawer with wall light, ceiling light point, radiator.

Bedroom 2

Wall length fitted bedroom furniture comprising 2 x double wardrobes with cloaks hanging and shelf storage, central dressing area with wall mounted mirror, ceiling light point, 2 wall light points, radiator, view to rear garden.

Shower room

Recently fitted with fully tiled walls and floor, inset ceiling spotlights and attractive white suite comprising low access shower tray with fitted screen, thermostatically controlled mains shower with drench and additional attachment, matching high level duo flush toilet, unit inset washbasin with easy turn mixer taps and cupboard storage beneath, wall mounted shaver socket, extractor and heated towel rail.

Garden

Entering through twin brick pillars in a low-level ornamental stonewall onto a tarmac driveway offering hardstanding for vehicles with lawned garden with shrubbery. Concrete walkway running down the side of the property with shrub borders to each side, post and plank fencing running down and extending out to a extensive garden enjoying flagged patio with steps up past shrubbery on to the main rear garden which is lawned with a central flagged seating and ornamental area together with raised additional lawn and shrub beds. Post and plank fencing to one side and good hedging to side and rear providing a good degree of privacy, area of veg patch and has the benefit of a plinth and greenhouse. Down the other side of the property there is a concrete walkway leading to a garden shed comprising wooden construction with a felted roof providing good storage.

Garage

Integral to property and enjoying up and over door to front, pedestrian door into kitchen, attic access, ceiling light point, power points, wall mounted Baxi condensing combi central heating boiler, newly installed fuse box, Solis inverter for the solar panels, wall mounted manifold for underfloor heating for kitchen.

Solar panels

Are on a feed in tariff.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - E

EPC - B

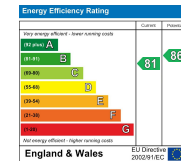


Call us to arrange a viewing on **01609 771959**

This floor plan shows a 3-bedroom house with a garage, kitchen, dining room, sitting room, entrance hall, bathroom, and two wardrobes. The layout includes a central entrance hall leading to three bedrooms, a bathroom, and a large sitting room. A kitchen and garage are located on the left side, and a dining room is adjacent to the kitchen. The plan also features a central staircase and two wardrobes.

Room	Dimensions (ft)	Dimensions (m)
Garage	16'5" x 10'0"	5.01m x 3.05m
Kitchen	10'6" x 10'0"	3.19m x 3.05m
Dining Room	15'11" x 9'11"	4.86m x 3.02m
Sitting Room	15'11" x 15'11"	4.86m x 4.85m
Entrance Hall	17'6" x 5'0"	5.33m x 1.52m
Bathroom	7'8" x 6'9"	2.33m x 2.06m
Bedroom 1	12'11" x 11'10"	3.94m x 3.61m
Bedroom 2	12'11" x 11'10"	3.94m x 3.61m
Wardrobe	-	-
Wardrobe	-	-

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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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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