



54 BULLAMOR ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £200,000



Northallerton
Estate Agency



Bullamoor Road

Northallerton, DL6 1JW

PROPERTY COMPRISES TRADITIONAL BRICK BUILT WITH CLAY PANTILE ROOF 3-BEDROOM SEMI-DETACHED FAMILY HOUSE SITUATED ON GOOD SIZE PLOT WITH SCOPE FOR UPDATING AND EXTENSION WITH PLANNING PERMISSION. THE PROPERTY ENJOYS UVPC THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE PROPERTY SITS IN A HIGHLY SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF TOWN AND THE TRAIN STATION.

- 3 BEDROOM SEMI-DETACHED
- COUNCIL TAX BAND B
- PARKING FOR MULTIPLE VEHICLES

- NO CHAIN
- IDEAL FAMILY HOME
- HIGHLY SOUGHT AFTER AREA



ENTRANCE

UVPC FRONT DOOR WITH CLEAR GLAZED LIGHTS TO SIDE INTO AN ENTRANCE LOBBY WITH INTERNAL UVPC OPAQUE DOORS INTO ENTRANCE HALL ENJOYING WALL LENGTH BUILT IN CLOAKS CUPBOARD WITH SHELVES AND HANGING WITH CUPBOARD ABOVE, DOUBLE RADIATOR, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, USEFUL UNDERSTAIRS STORAGE AREA, SLIDING DOOR TO DOWNSTAIRS W/C AND WET ROOM. ACCESS TO BREAKFAST ROOM.

BREAKFAST ROOM

RADIATOR, CEILING LIGHT POINT, BASE AND WALL CUPBOARD, WINDOW TO FRONT, ARCH-WAY TO KITCHEN AREA.

KITCHEN

ENJOYS RANGE OF LIGHT BEECH BASE AND WALL UNITS, MATCHING WORKSURFACES WITH INSET 4 RING GAS HOB WITH ELECTRIC COOKER BENEATH, EXTRACTOR OVER HOB WITH LIGHT AND FAN, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE AND FREEZER, UNIT MATCHED BREAKFAST BAR WITH RADIATOR BENEATH, 2 X CEILING LIGHT POINT, TILED SPLASHBACKS, UPPER ETCHED DOOR TO SIDE GIVING ACCESS TO COVERED CAR PORT.

WET ROOM

ON THE GROUND FLOOR THERE IS A WET ROOM COMPRISING OF FULLY TILED WALLS, CONCEALED CISTERN TOILET, WALL MOUNTED WASHBASIN, WALL MOUNTED TRITON ELECTRONIC SHOWER, EXTRACTOR, CEILING LIGHT POINT.

LIVING ROOM

ENJOYS COVED CEILING, CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE WITH PAINTED SURROUND AND MANTLE SHELF, CUT SLATE HEARTH AND BACKPLATE WITH HEARTH MOUNTED FLAME EFFECT ELECTRIC FIRE, 2 WALL MOUNTED LIGHTS, TV AND PHONE POINT

DINING ROOM

COVED CEILING, CEILING LIGHT POINT, WOOD LAMINATE FLOOR, FULL HIGHT DOUBLE GLAZED DOOR OUT TO CONSERVATORY TO REAR

CONSERVATORY

BRICK BUILT BASE, GLAZED TO 3 SIDES, CORRUGATED ROOF, TILE EFFECT LINO, CEILING LIGHT POINT, DOUBLE RADIATOR, DOOR OUT TO REAR GARDEN.

LANDING

CEILING LIGHT POINT, ATTIC ACCESS, RADIATOR

BEDROOM 1

FORMER CHIMNEY BREAST ALCOVE CONVERTED TO BUILT IN WARDROBES WITH RAILS AND STORAGE, CENTRAL DRESSING TABLE AND SHELVING, CEILING LIGHT POINT, WALL LIGHT POINT, DOUBLE RADIATOR.

BEDROOM 2

BUILT IN WARDROBE WITH SHELVES, RAILS AND CUPBOARD STORAGE ABOVE, ADJACENT BOILER CUPBOARD HOUSING BAXI GAS FIRED CENTRAL HEATING BOILER, DOUBLE RADIATOR, CEILING LIGHT POINT

BEDROOM 3

DOUBLE RADIATOR, CEILING LIGHT POINT, OVER STAIRS RAISED AREA, TV POINT

BATHROOM

ENJOYS WHITE SUITE COMPRISING FULLY TILED CORNER SHOWER CUBICLE WITH THERMOSTATICALLY CONTROLLED MAINS SHOWER WITH DRAIN SHOWER ATTACHMENT WITH PIVOTED DOOR TO FRONT, MATCHING PANELLED BATH, QUALITY WASHBASIN WITH TILED SPLASHBACK, DUO FLUSH TOILET, TILE EFFECT FLOOR, INSET CEILING SPOTLIGHTS, RADIATOR.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

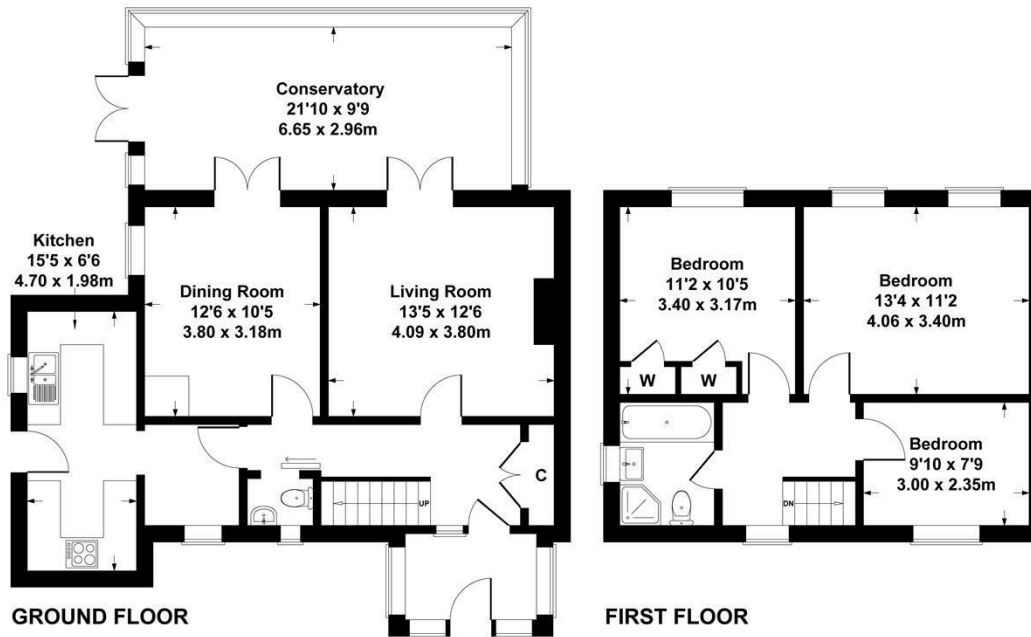
EPC - D



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

54 Bullamoor Road, Northallerton

Approximate gross internal area
House - 121 sq m - 1302 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
111-121	B		
89-105	C		
65-88	D		
55-64	E		
45-54	F		
35-44	G		
Below 35			
Very energy efficient - higher running costs			
England & Wales		68	75
		EU Directive	Minimum EPC

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