



POPLAR CRESCENT, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £320,000



Northallerton
Estate Agency



Poplar Crescent

Northallerton, DL7

A BEAUTIFULLY PRESENTED AND WELL PROPORTIONED DETACHED BUNGALOW IN THE POPULAR VILLAGE OF ROMANBY.

- DETACHED BUNGALOW
- SOLAR PANELS
- GARAGE
- LARGE GARDENS
- LARGE ATTIC SPACE
- CHAIN FREE



10 Poplar Crescent is a substantial detached bungalow sitting on a generous plot within a quiet residential area of Romanby. The bungalow is well laid and out beautifully presented with stunning gardens to the front and rear. The property boasts an attached garage which houses the Worcester condensing combi boiler and has the added bonus of plumbing for a washing machine. The sun room is spacious, and with the two sets of patio doors, enjoys a high level of natural light with views out onto the rear patio and garden area. Both bedrooms are a good size and enjoy fitted mirrored wardrobes along the length of the rooms. Bedroom 2 has the benefit of patio doors leading out to the rear garden. The property benefits from, a separate w/c and a modern shower room with built in under sink and toilet cupboard storage and a large shower cubicle. The sitting room is light and airy and enjoys a lovely feature fire place. The kitchen comprises of a range of white fitted cupboards with blue granite effect work surfaces. There is space and plumbing for a slimline dishwasher and space for an

electric cooker, under counter fridge and freezer. The property boasts a large attic space for potential development, subject to planning permission. and fully owned solar panels.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, gas and drainage.

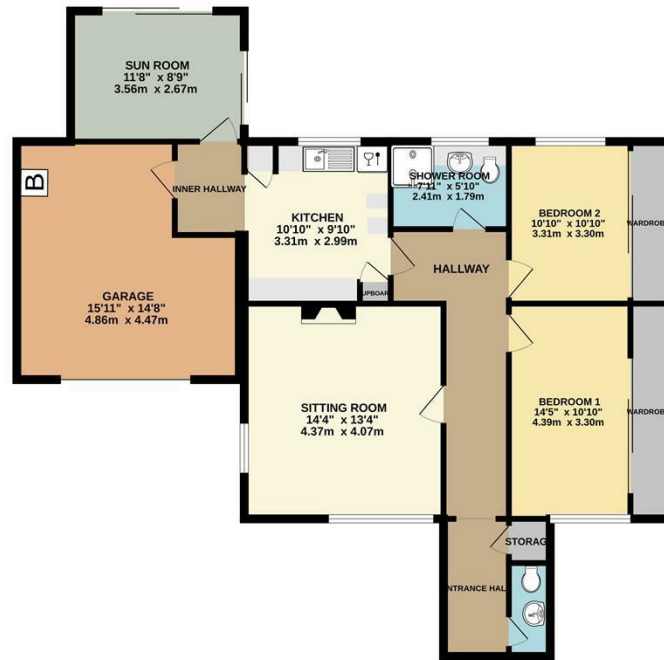
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Call us to arrange a viewing on **01609 771959**

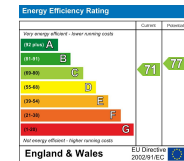
GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



POPLAR CRESCENT ROMANBY, NORTHALLERTON, NORTH YORKSHIRE DL7 8RD

TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- 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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