



ASHLANDS DRIVE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £210,000



Northallerton
Estate Agency



Ashlands Drive

Northallerton, DL7

A LOVELY DETACHED 3 BEDROOM BUNGALOW IN THE POPULAR VILLAGE OF LEEMING BAR.

- **DETACHED**
- **GARAGE**
- **CHAIN FREE**
- **CLOSE TO A1**
- **BUNGALOW**
- **UTILITY ROOM**
- **POPULAR VILLAGE**
- **CLOSE TO AMENITIES**



11 Ashlands drive offers the opportunity for updating and modernisation for this spacious 3 bedroom bungalow. The property enjoys a spacious and low maintenance outdoor area both to the front and to the rear of the property. The sitting room is light and airy and enjoys a bay window, feature gas fire place and wood flooring. The main bedroom enjoys a bay window, wood flooring and is light and airy. There is a shower room with a walk-in Mira Element Shower and a separate w/c. Bedroom 2 is complemented with mirror fronted fitted wardrobes and an ensuite w/c and sink room and lovely views out onto the rear garden. The kitchen is a good size and enjoys granite effect worksurfaces, space for a fridge, dishwasher, cooker and washing machine. Leading on from the kitchen is a wonderfully sized conservatory, fully UPVC with a tiled flooring and a built in work top. The rear of the property boasts a garage, flagged patio area and greenhouse.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric and drainage.

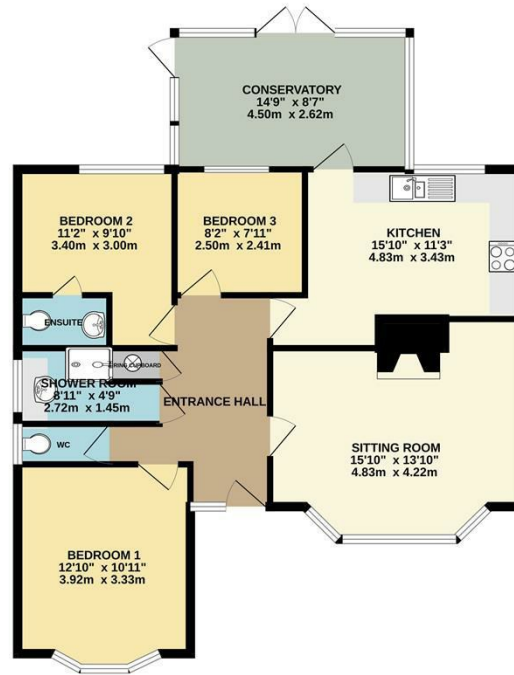
NYCC COUNCIL TAX BAND - C

EPC - tbc



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

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



ASHLANDS DRIVE, LEBMING BAR, NORTHALLERTON, NORTH YORKSHIRE DL7 8DF.

TOTAL FLOOR AREA - 909 sq.ft. (84.4 sq.m.) approx.
While 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 in conjunction with 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.
Made with Blueprints 12/2024



Energy Efficiency Rating	
Current	Potential
111 kWh/m ² A	101 kWh/m ² A
115 kWh/m ² B	105 kWh/m ² A
119 kWh/m ² C	109 kWh/m ² A
124 kWh/m ² D	114 kWh/m ² B
129 kWh/m ² E	119 kWh/m ² C
134 kWh/m ² F	124 kWh/m ² D
139 kWh/m ² G	129 kWh/m ² E
144 kWh/m ² G	134 kWh/m ² F
149 kWh/m ² G	139 kWh/m ² F
154 kWh/m ² G	144 kWh/m ² G
159 kWh/m ² G	149 kWh/m ² G
164 kWh/m ² G	154 kWh/m ² G
169 kWh/m ² G	159 kWh/m ² G
174 kWh/m ² G	164 kWh/m ² G
179 kWh/m ² G	169 kWh/m ² G
184 kWh/m ² G	174 kWh/m ² G
189 kWh/m ² G	179 kWh/m ² G
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199 kWh/m ² G	189 kWh/m ² G
204 kWh/m ² G	194 kWh/m ² G
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214 kWh/m ² G	204 kWh/m ² G
219 kWh/m ² G	209 kWh/m ² G
224 kWh/m ² G	214 kWh/m ² G
229 kWh/m ² G	219 kWh/m ² G
234 kWh/m ² G	224 kWh/m ² G
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274 kWh/m ² G	264 kWh/m ² G
279 kWh/m ² G	269 kWh/m ² G
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689 kWh/m ² G	679 kWh/m ² G
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724 kWh/m ² G	714 kWh/m ² G
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739 kWh/m ² G	729 kWh/m ² G
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774 kWh/m ² G	764 kWh/m ² G
779 kWh/m ² G	769 kWh/m ² G
784 kWh/m ² G	774 kWh/m ² G
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804 kWh/m ² G	794 kWh/m ² G
809 kWh/m ² G	799 kWh/m ² G
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894 kWh/m ² G	884 kWh/m ² G
899 kWh/m ² G	889 kWh/m ² G
904 kWh/m ² G	894 kWh/m ² G
909 kWh/m ² G	899 kWh/m ² G

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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.
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 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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