



11 FOUNTAINS PLACE, NORTHALLERTON,  
DL6 1QS  
OFFERS OVER £500,000



Northallerton  
Estate Agency

# Fountains Place, Northallerton DL6 1QS

The property comprises brick built 5-bedroom, 3-bathroom superior substantial detached house with clay pantile roof in a highly sought after cul-de-sac on Fountains Place within walking distance of Northallerton high street and train station. The property enjoys extensive gardens with impressive views, double garage, parking for numerous vehicles, UVPC double glazing throughout, spaciouly laid out and well presented with gas fired central heating.





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

#### Entrance

Up a step and through a composite front door with glazing to the sides providing a high degree of natural light into an entrance vestibule with flush mounted ceiling light point and etched glass door to entrance hall. Entrance hall enjoying stairs to first floor, ceiling light point, radiator, coved ceiling, door to under stairs cupboard with cloaks hanging hooks, door to downstairs W/C.

#### Downstairs W/C

Slimline duo flush toilet, unit inset washbasin with easy turn mixer taps and cupboard storage beneath, radiator, ceiling light point.

#### Sitting room

Coved ceiling, centre ceiling light point, feature fireplace comprising hardwood mantle shelf, slate hearth, space for wood burning stove, full height French doors into dining room.

#### Dining room

Coved ceiling, ceiling light point, double radiator, glazed window to side providing nice degree of natural light, archway through into kitchen diner and door to sunroom.

#### Sunroom

Wood laminate flooring, 2 x centre ceiling light points, full height French doors to side patio, radiator, TV point.

#### Kitchen

Extensive range of contemporary base and wall cupboards, wood effect worksurfaces with inset 1 ½ bowl single drain Frankie composite sink unit with quality mixer taps over, unit inset 5 ring gas hob, eye level brushed steel and glass double oven and grill, unit matched fronted fridge and freezer, space for dishwasher, tiled splashbacks, contemporary extractor over hob with light and fan, Velux roof light providing natural light, inset ceiling spotlights, radiator.

#### Downstairs shower room

Fully tiled, thermostatically controlled mains shower, duo flush toilet, unit inset washbasin with cupboard storage beneath, flush mounted ceiling light point and extractor.

#### Split landing

Window to rear and ladder to large partially boarded loft area.

#### Bedroom 1

Substantial double bedroom with wall length fitted furniture comprising wardrobes, chest of drawers and dressing table, double radiator, ceiling light point.

#### Bedroom 2

Double radiator, ceiling light point, coved ceiling.

#### Shower room

Fully tiled room with thermostatically controlled mains shower, panelled ceiling with inset ceiling spotlights, duo flush toilet, unit inset washbasin with cupboard storage beneath, shaver socket and mirror.

#### Bathroom

Fully tiled with panelled ceiling, inset ceiling spotlights, inset extractor, bath with contemporary mixer tap, unit inset washbasin with cupboard storage beneath, concealed cistern duo flush toilet, wall mounted heated towel rail, door to airing cupboard housing lag cylinder and immersion heater with shelf storage over.

#### Bedroom 3

Ceiling light point, over bed light pull, coved ceiling.

#### Bedroom 4

Over bed light pull, coved ceiling, centre ceiling light point, double radiator.

#### Bedroom 5

Wall length sliding door fronted wardrobe with internal cloaks hanging and shelf storage, ceiling light point, radiator, built in shelved storage cupboard.

#### Garden

Extensive concrete hardstanding giving access to an integral double garage with flagged parking to side, covered carport to the left of the garage provides for motorhome/caravan. Front garden is stone and brick edged raised patio and vegetable garden, nicely enclosed. Rear garden opens out to a superb garden laid to lawn with extensive manicured shrub borders with a wide range of plants and shrubs, post and plank fencing, area of natural stone flagged patio, chipped area, numerous seating areas, space and base for shed, greenhouse with stone central walkway.

#### Double Garage

Electrically operated up and over garage door to front, concrete floor, benefit of light and power, useful recessed utility area with enamel sink and cupboards beneath, space and plumbing for washing machine, space for dryer and additional appliances, fitted workbenches, wall mounted Baxi condensing central heating boiler, useful door to rear patio and garden.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - F

EPC - D

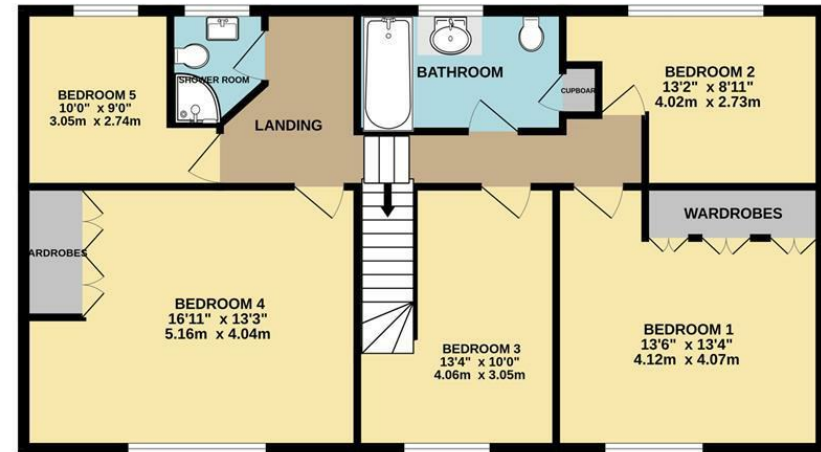




GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
907 sq.ft. (84.2 sq.m.) approx.





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TOTAL FLOOR AREA : 2074 sq.ft. (192.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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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.
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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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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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