



44 THE CLOSE, NORTHALLERTON

OFFERS IN THE REGION OF £250,000



Northallerton
Estate Agency



The Close

Northallerton, DL7 8BL

A traditional 3 bedroomed brick built semi-detached property which has clay pantile roof and cavity wall insulation.

A highly sought after quiet residential area, which is close to local school, doctors and train station as well as easy walking distance in to the town centre of Northallerton. Surrounded by local amenities and shops, an ideal setting for the quieter side of life with easy access to the market town.

- 3 BEDROOMS
- SCOPE FOR EXTENSION
- CHAIN FREE
- SOUGHT AFTER QUIET AREA
- COUNCIL TAX BAND C
- CLOSE TO LOCAL AMENITIES
- SHOWER ROOM
- EPC D



OUTSIDE

Tarmacden driveway offering hard standing for 3/4 vehicles, with a low level stone wall front with stone post onto driveway.
Tarmacden walkway leading to front door front door which under a covered entrance. Front garden lawned with shrub boarder.

Rear Garden - Concrete patio at the rear opening out onto lawned garden with concrete walk way to side. Base for additional outbuilding along with outside brick built workshop with a stand alone wooden shed. Archway and shrubbery through to 2nd area of lawned garden running down to post fence with post and plank either side. Space and base for greenhouse (greenhouse in situ) and is a good length and width. Scope for extension at the rear.

ENTRANCE HALL

UPVC glazed front door into entrance hall with twin recessed cloak hanging cupboards with internal hooking and shelving. BT Openreach socket, stairs to first floor, coved ceiling, double radiator, centre ceiling light point. Door leading to:-

DINING ROOM

Enjoys central chimney breast with a light oak surround cur marble back plate and hearth, oak mounted shelf and electric fire. Centre ceiling light point, double radiator, bay window with display window ledge. Twin sliding glass doors through to:-

LIVING ROOM

Enjoys the benefit of ceiling light point, centre ceiling light point, coved ceiling and chimney breast. another door leading in from the entrance hall. Full height UPVC French doors out to rear patio and garden with glazed lights to side.

KITCHEN

Enjoying light oak range of base and wall cupboards. Work surfaces with inset single drainer, circular wash basin with adjacent drainer. Space and point for auto wash, space for fridge/freezer and space and point for gas or electric cooker. Wall mounted Ideal Icos HD18 gas fired condensing boiler. 2 ceiling light points and tiled splash backs together with double radiator. Upper etched glass panel double glazed double out to the side with excellent views out from kitchen to rear garden.

STAIRS / LANDING

Stairs to first floor, painted balustrade and spindles leading up pass glazed window providing a nice degree of natural light to landing. Attic access and ceiling light point with doors off to bedrooms:-

BEDROOM 1

Front bedroom goes into nice bay, ceiling light point and double radiator. Fitted wall length bedroom furniture comprising of two double wardrobes with cloak hanging and shelving above with central shelved dressing area. Double radiator, ceiling light point and coved ceiling.

BEDROOM 2

Enjoys benefit of built in shelved cupboard, ceiling light point, double radiator with coved ceiling and great views to rear over the garden.

BEDROOM 3

Ceiling light point, double radiator, view to front,

SHOWER ROOM

Wall length shower cubicle with sliding door to front, shower panelled internally. Tritan T8TZ electric shower. Pedestal wash basin with tiled splash back. Radiator, Ceiling light point. Built in airing cupboard housing cylinder with shelf storage over. Adjacent separate WC which also has a ceiling light point.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - c

EPC - d



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

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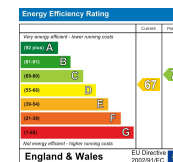
Approximate gross internal area
House - 92 sq m - 990 sq ft



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.

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