



59 TURKER LANE, NORTHALLERTON

PRICE £495,000



Northallerton
Estate Agency



Turker Lane

Northallerton, DL6 1QL

A SUBSTANTIAL BRICK BUILT, DETACHED 4 BEDROOM HOUSE IN THE HIGHLY SOUGHT AFTER AREA OF TURKER LANE WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN. THIS PROPERTY HAS SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION.

- SUBSTANTIAL DETACHED HOUSE
- DOUBLE GARAGE
- WELL STOCKED & MAINTAINED GARDEN
- 4 DOUBLE BEDROOMS
- SCOPE TO EXTEND (STPP)
- WALKING DISTANCE TO TOWN CENTRE



ENTRANCE HALL

CEILING LIGHT POINT, COVED CEILING, UNDER STAIR CUPBOARD, CLOAK CUPBOARD

WC

CORNER BASIN, WC, CEILING LIGHT POINT, MALL MOUNTED MIRROR

SITTING ROOM

COVED CEILING, STRIP LIGHT, FEATURE FIREPLACE WITH ELECTRIC FIRE, TV POINT, PHONE POINT, CENTRAL HEATING DUCT AND FRENCH DOORS INTO THE DINING ROOM

DINING ROOM

COVED CEILING, CEILING LIGHT POINT, PATIO DOORS

CONSERVATORY

BRICK BASE, CUT STONE DISPLAY WINDOW LEDGES, GLAZED TO 4 SIDES, THERMOPLASTIC ROOF, CEILING LIGHT POINT, TILED FLOOR AND FRENCH DOORS OUT TO THE GARDEN

KITCHEN

FULLY TILED, COVED CEILING, CEILING LIGHT POINT AND STRIP LIGHTING, LIGHT BEECH WALL AND FLOOR MOUNTED UNITS, BOSCH 4 RING HOB AND EXTRACTOR WITH LIGHT, EYE LEVEL NEF OVEN AND GRILL, INSET MIELE DISHWASHER, TILED SPLASHBACK, INTERNAL BOILER CUPBOARD HOUSING JOHNSON & STARLEY WARM AIR C20DW CONDENSER DUCTED AIR CENTRAL HEATING BOILER.

UTILITY ROOM

RANGE OF BASE AND WALL UNITS, ONE AND HALF SINK AND BOWL, SPACE AND BASE FOR WASHING MACHINE, TUMBLE DRYER, TILED SPLASHBACK SPACE FOR LARDER FRIDGE AND ADDITIONAL APPLIANCE. CEILING LIGHT POINT AND DOOR LEADING INTO THE WORKSHOP.

WORKSHOP

LIGHT AND POWER.

FIRST FLOOR LANDING

HAND RAIL UP, WITH SUBSTANTIAL LINEN CUPBOARD, AIRING CUPBOARD HOUSING CYLINDER AND IMMERSION HEATER, WINDOW LOOKING OUT OVER THE GARAGE ROOF WITH PANORAMIC VIEWS OVER PENN HILL.

MASTER BEDROOM

CEILING LIGHT POINT, RANGE OF FITTED WARDROBES, DRESSING TABLE AND STORAGE CUPBOARD WITH SHELVES

ENSUITE

CEILING LIGHT POINT, WALL MOUNTED TOWEL RAIL, WALL MOUNTED SHAVER MIRROR, PANELLED BATH WITH MIRA EXCEL THERMOSTATIC SHOWER, WASH BASIN AND WC

BEDROOM3

CEILING LIGHT POINT, CENTRAL HEATING DUCT

BEDROOM4

BUILT IN WARDROBES, CEILING LIGHT POINT, BUILT IN CUPBOARD

BEDROOM2

BUILT IN 2 X DOUBLE WARDROBES

FAMILY BATHROOM

BATH AND SHOWER CUBICLE WITH MIRA EVENT XS ELECTRIC SHOWER, WASH BASIN, WC, WALL MOUNTED MIRROR, CEILING LIGHT POINT, CENTRAL HEATING DUCT AND WALL MOUNTED TOWEL RAIL.



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

59 Turker Lane, Northallerton, DL6 1QL

Approximate gross internal area
House - 213 sq m - 2293 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	
A	A	100-120 kWh/m²/yr
B	B	81-100 kWh/m²/yr
C	C	61-80 kWh/m²/yr
D	D	41-60 kWh/m²/yr
E	E	21-40 kWh/m²/yr
F	F	11-20 kWh/m²/yr
G	G	1-10 kWh/m²/yr
England & Wales		

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency