



6 GREEN BANK, NORTHALLERTON
OFFERS IN THE REGION OF £300,000



Northallerton
Estate Agency



Green Bank

Northallerton, DL6 1DH

GREEN BANK IS A GENEROUSLY SIZED 3-BEDROOM DETACHED BUNGALOW WITH GARAGE AND PARKING. THIS PROPERTY IS POSITIONED ON A QUIET ESTATE IN A HIGHLY SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET, TRAIN STATION AND CLOSELY SITUATED TO THE A19 FOR EASY TRAVEL.

- DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER AREA
- WALKING DISTANCE TO TOWN AND STATION

- GARAGE
- 3 BEDROOM
- BEAUTIFULLY PRESENTED KITCHEN



Entrance Hall

WOODEN FRONT DOOR, CEILING LIGHT POINT, WINDOW TO THE SIDE.

Living Room

WOODEN DOOR, CEILING LIGHT POINT X 2, SINGLE RADIATOR, LONG LINE RADIATOR, UVPC WINDOW, CARPET, TV POINT.

Hallway

CEILING LIGHT POINT, CARPET, WOODEN DOORS TO EACH ROOM, LOFT HATCH.

Bedroom 1

RADIATOR, CEILING LIGHT POINT, WOODEN DOOR, UVPC WINDOW, CARPET.

Bedroom 2

RADIATOR, CEILING LIGHT POINT, UVPC WINDOW, CARPET.

Bedroom 3

RADIATOR, CEILING LIGHT POINT, TV POINT, CARPET, UVPC WINDOW.

Bathroom

BATH WITH MIXER TAP AND DOUBLE SHOWER OVER, TILED AROUND SHOWER AREA, SINK WITH MIXER TAP WITH TILED SPLASHBACK, TOILET WITH DUO FLUSH, CORD FOR EXTRACTOR FAN, CEILING LIGHT POINT, WOOD EFFECT LINO.

Kitchen

QUALITY BASE AND WALL UNITS WITH INSET ELECTRIC HOB AND OVEN, EXTRACTOR FAN OVER, INSET DOWL AND DRAIN SINK WITH QUALITY MIXER TAP, WOOD EFFECT LINO, UVPC WINDOW, 2 STORAGE CABINETS ONE HOUSING BOILER, LIGHT POINT UNDER WALL MOUNTED CABINETS, DOOR TO GARAGE.

Garage

BENEFIT OF LIGHT AND POWER, UP AND OVER GARAGE DOOR, WOODEN DOOR TO REAR GARDEN.

Gardens

FRONT OF THE PROPERTY COMPRISES OF PAVED DRIVEWAY LEADING TO GARAGE, RANGE OF SHRUB AREAS AROUND LAWN, STONE BUILT WALL IN FRONT OF THE PROPERTY. REAR GARDEN GIVES A LOVELY PRIVATE FENCED SPACE WITH LAWNS, SHRUBS AND A SHED TO THE BOTTOM OF THE GARDEN.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

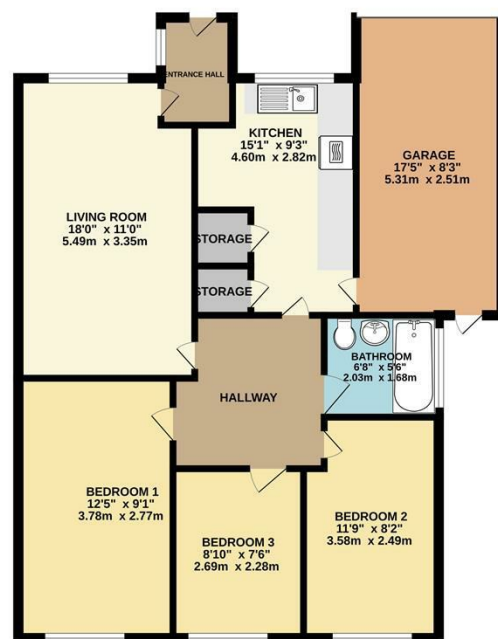
NYCC TAX BAND - D

EPC - C



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

GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



6 GREEN BANK, NORTHALLERTON DL6 1DH

TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 10/2015



Energy Efficiency Rating		Current	Potential
100-120 kWh/m ² per year	A		
81-100 kWh/m ² per year	B		
61-80 kWh/m ² per year	C		
41-60 kWh/m ² per year	D		
21-40 kWh/m ² per year	E		
1-20 kWh/m ² per year	F		
0-20 kWh/m ² per year	G		
Energy efficient - higher energy costs			
Energy inefficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

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- 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



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