



CROSBY ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £250,000



Northallerton
Estate Agency



Crosby Road

Northallerton, DL6

**CHAIN FREE 3 BEDROOM SEMI DETACHED FAMILY HOME
IN A POPULAR AREA OF NORTHALLERTON.**

- GOOD LOCATION
- 2 DOUBLE BEDROOMS
- GARAGE
- CONSERVATORY
- LARGE REAR GARDEN
- GAS FIRED CENTRAL HEATING



90 Crosby Road sits in a popular residential area of Northallerton not far from the town centre. The property is spacious and enjoys a large garden to the rear with a large double garage and additional off road parking on the driveway. Internally the property is well laid out and spacious with wonderful scope for updating and modernisation. There two are double bedrooms and the property boasts a dining room/second living room in addition to the kitchen and sitting room. The sitting room enjoys a bay window and feature fire place with an inset living flame gas fire. The kitchen comprises a range of white base and wall cupboards, built in four ring gas hob and electric cooker beneath and has space for a washing machine and fridge freezer. The bathroom enjoys a mains Mira shower over the bath and houses the Vaillant Ecotech Pro28 condensing gas boiler.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric , gas and drainage.

NYCC COUNCIL TAX BAND - C

EPC - tbc

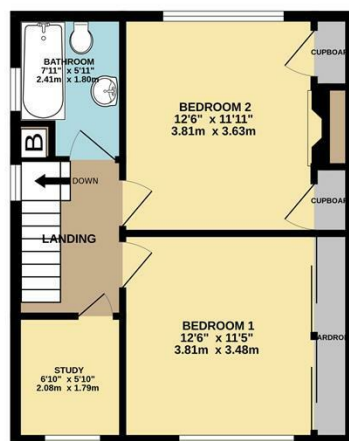


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



CROSBY ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL6 1AG

TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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
100-120 kWh/m ² A	
81-100 kWh/m ² B	
61-80 kWh/m ² C	
41-60 kWh/m ² D	
21-40 kWh/m ² E	
1-20 kWh/m ² F	
1-15 kWh/m ² G	
Below 15 kWh/m ² Higher energy costs	
England & Wales	
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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 - 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.

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