



TRINITY GARDENS, NORTH YORKSHIRE, DL6

OFFERS IN THE REGION OF £210,000



Northallerton
Estate Agency



Trinity Gardens

North Yorkshire, DL6

A MODERN SEMI-DETACHED, THREE BEDROOMED, THREE STOREY FAMILY HOUSE SITUATED ON A NICE SIZED PLOT IN A PLEASANT POSITION WITH ATTRACTIVE VIEWS OUT ONTO OPEN GREEN

- GARAGE
- FRONT & REAR GARDEN
- CONSERVATORY
- GAS CENTRAL HEATING
- ENSUITE BEDROOM
- CHAIN FREE
- GAS FIRED CENTRAL HEATING
- DOWNSTAIRS W/C



GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold

SERVICES

Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

North Yorkshire Council Tax Band is C.

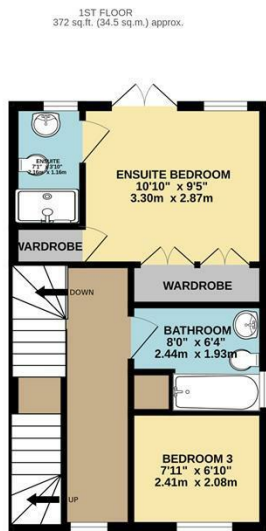
EPC RATING - C

This property boasts a double glazed

conservatory, a well laid out open plan living area together with an en-suite bedroom and a large light and airy bedroom on the second floor. Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The kitchen area enjoys an attractive range of beech fronted base and wall cupboards, granite effect work surfaces with inset 1 stainless steel sink unit, built in brushed steel Smeg oven with a four ring Smeg gas hob, and an Elica brushed steel extractor over with inset extractor and light. There is Space and plumbing for a washing machine and dishwasher. The Ensuite bedroom houses a Potterton Power Max HE condensing boiler and enjoys the benefit of fitted wardrobes and French doors leading out onto a balcony.



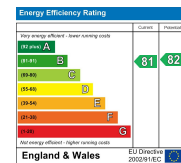
Call us to arrange a viewing on **01609 771959**



TRINITY GARDENS, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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- 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.
 - 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.
 - 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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