



LEES LANE, NORTHALLERTON

OFFERS IN THE REGION OF £350,000



Northallerton  
Estate Agency



# Lees Lane

Northallerton, DL7 8DB

**LOVELY SPACIOUS DETACHED BUNGALOW, ON A SUBSTANTIAL PLOT IN A HIGHLY SOUGHT AFTER AREA OF ROMANBY.**

- **LARGE FRONT AND REAR GARDENS**
- **CHAIN FREE**
- **BUNGALOW**
- **DETACHED GARAGE**
- **POPULAR LOCATION**
- **UTILITY ROOM**



16 Lees lane is a stunning detached bungalow in a highly desirable area of Romanby. The property has excellent sized gardens to the front and rear of the property. The driveway gives off road parking for at least two vehicles and give access to the detached garage. Internally the property has been well kept and has wonderful scope for updating and modernisation. There is a handy utility room with a separate boiler room. The kitchen has a range of white cupboard with a built in double oven and grill. The bathroom boast a separate shower cubicle ad lovely white suite comprises of a bath, w/c and sink and is fully tiles around. The living room is wonderfully spacious with windows to two sides giving a lovely degree of natural light. There is an impressive sized entrance hall and separate lobby area. There are two double sized bedrooms, one currently used as a dining room however this is more than enough room for a dining table in the living room. The smaller of the two double rooms enjoys a range of fitted wardrobes and views out to the rear.. The single bedroom enjoys views out onto the rear gardens. The

rear garden enjoys an area of lawn and a good sized patio area along with several plant beds. The front of the property enjoys a small stoned wall, an area of lawn and a landscaped barked area with feature tree stumps.

## 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 - F

EPC - E



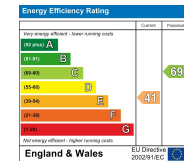
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
1569 sq.ft. (145.8 sq.m.) approx.



PARK GARTH 16 LEES LANE, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1569 sq ft. (145.8 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 is made by Metroplan (2021).



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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.

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