



BISHOPSGARTH, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £195,000



Northallerton
Estate Agency



Bishopsgarth

Northallerton, DL7

A WELL PRESENTED SEMI DETACHED BUNGALOW IN A QUIET RESIDENTIAL AREA OF NORTHALLERTON WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- BUNGALOW
- FRONT & REAR GARDEN
- CONSERVATORY
- WALKING DISTANCE TO TOWN CENTRE
- GARAGE
- WET ROOM
- CHAIN FREE
- MODERN KITCHEN



Externally the property enjoys lawned garden to the front with a flagged and chipped garden to the rear with attractive raised flower beds. The driveway has ample off street parking space and enjoys access to a detached garage. Internally the property enjoys UPVC double glazing and gas central heating. The living room is spacious and airy with a bay window allowing the room to enjoy natural lighting. The kitchen is modern and stylish with a range cupboards, fitted stainless steel New World double oven with a four ring electric hob. There is additional space for a washing machine and fridge freezer. The main bedroom boasts quality fitted wardrobes running along the width of the room. Bedroom two is a good size and leads into the large conservatory extending across the whole of the rear of the property. The wet room is fully tiled and enjoys a Mira Minilite thermostatic shower, w/c, wash basin and Chrome heated towel rail.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency –
Tel: (01609) 771959.

TENURE

Freehold with vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage

LOCAL AUTHORITY

North Yorkshire Council

COUNCIL TAX BAND

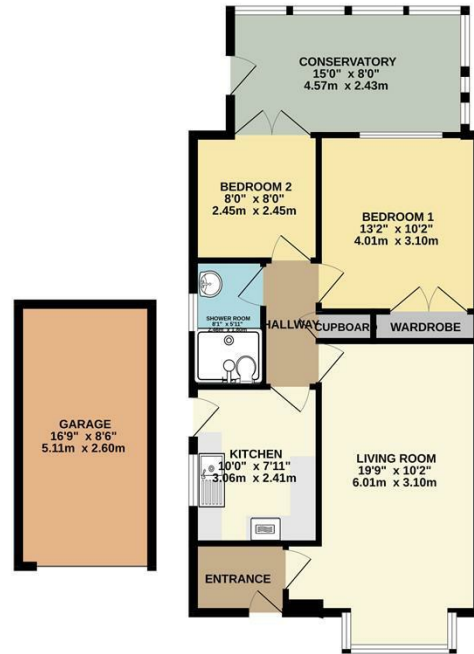
Council Tax Band is B

EPC RATING - C



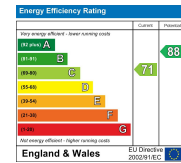
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



BISHOPSGARTH, SPRINGWELL LAINE, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 834 sq ft, (77.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the guide.
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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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