



CROSSBECK ROAD, NORTHALLERTON

ASKING PRICE £195,000



Northallerton  
Estate Agency



# Crossbeck Road

Northallerton, DL6 1QZ

**SEMI DETACHED FOUR BEDROOM FAMILY HOUSE IN A QUIET RESIDENTIAL AREA**

- SEMI DETACHED
- FOUR BEDROOMS
- CHAIN FREE
- GARDENS TO FRONT & REAR
- SHED
- TWO RECEPTION ROOMS



34 Crossbeck is an extended four bedroom family home in a quiet residential area of Northallerton. The property boasts front, side and rear garden areas. Internally the property is spacious with wonderful scope for updating and modernisation. There is a large sitting room with two windows allowing a lovely degree of natural lighting. The living room is large and airy which is extended into the dining area enjoying wood laminate flooring, an open fire place and French doors out to the rear garden. The kitchen enjoys beech fronted base and wall cupboards with granite effect work surfaces and a lovely grey tiled flooring. There is space for a washing machine, dryer and fridge freezer and enjoys a built in double Beko double oven and Schott Ceran hob. All four bedrooms are a good size with the two

double rooms enjoying fitted wardrobes. The family bathroom enjoys a bath with Mira electric shower offer. Externally the property enjoys a coal bunker and brick workshop with an attractive front stone ornamental garden.

#### VIEWING

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

#### TENURE

Freehold with Vacant Possession on completion.

#### SERVICES

Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - B

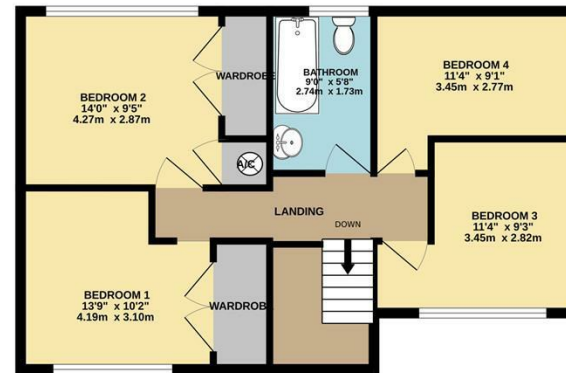


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



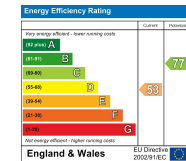
1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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  - 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.
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  - 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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