



37A THIRSK ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £525,000



Northallerton
Estate Agency



Thirsk Road

Northallerton, DL6 1PJ

An Immaculately Presented, Well Laid Out & Spacious Three Double Bedroomed Detached Bungalow Residence on Generously Proportioned Plot in Highly Sought After & Convenient Residential Location

- UPVC Double Glazing
- Stunning Living Kitchen to Rear
- Immaculately Presented
- Gas Fired Central Heating
- Landscaped Gardens
- Close to Town, Station & Amenties

Entrance Hall

Coved ceiling. Centre ceiling light point. Telephone point. Double radiator.

Bedroom No. 3 / Snug

Coved ceiling. Centre ceiling light point. Two double radiators. Feature fireplace comprising painted surround and mantel shelf, marble hearth with an electric fire. Bay window to front with marble window ledge. Twin radiators. Chimney breast alcove shelved storage with louvre doors to front.

Dining Room

Coved ceiling. Two wall light points. Leaded porthole window. Radiator. Columned archway through to:

Sitting Room

Feature fireplace comprising plain surround with oak mantel shelf. Tiled hearth and a gas fired stove. Coved ceiling. Centre ceiling light point. Double radiator. Bay window to front with marble window ledge.

Living Kitchen

Nicely delineated into kitchen, dining and sitting areas with wood laminate floor through. Bifold doors looking over rear garden with glazed lights providing for an exceptional level of natural light. Kitchen area enjoys a bespoke quality fitted range of base and wall cupboards. Granite effect work surfaces with inset 1 1/2 bowl single drainer moulded sink unit with mixer tap. Unit inset four point Teka ceramic induction hob. Unit inset brushed steel and glass double oven and grill. Space and point for larder fridge. Unit matched built in dishwasher. Space and plumbing for washing machine. Inset ceiling light spots. Three ceiling light points over sink area. Archway into sitting and dining areas with the dining area having radiator. Sitting area having chimney breast with gas fired featured elevated fireplace. Two Velux roof lights. Tremendous views out over rear gardens. Door to side leads to Garage & Workshop.

Bathroom

Heritage white suite comprising panelled bath. Fully shower panelled around with wall mounted mains bar shower with inset ceiling light spots over. Matching Heritage unit inset wash basin with cupboard storage beneath. Heritage WC. Wall mounted heated towel rail and radiator. Inset ceiling light spots. Useful built in extensive shelved storage cupboard with twin louvre doors to front.

Bedroom No. 2

With coved corniced ceiling. Ceiling light point. Radiator. Fitted double wardrobes with matching tallboy with chest of drawers beneath. Unit matched display shelving. Superb views out over rear garden.

Shower Room

Fully shower panelled shower cubicle with thermostatically controlled mains bar shower. Ceiling mounted extractor and spot. Coved ceiling. Matching unit inset wash basin with cupboard storage beneath, tiled splashback, wall mounted mirror and light over. Low level WC. Door to useful storage. Coved ceiling. Two ceiling light points.

Master Bedroom

Two wall lights points. Coved ceiling. Double radiator. Fitted bedroom furniture comprising double wardrobe, central tallboy with dressing mirror to front. Single wardrobe. Views over rear garden. Fully fitted with good range of cloaks hanging and shelving. Inset ceiling light spots. Arch window to one side.

Garage

With electrically operated up and over door to front. Pedestrian door to rear and side. Concrete floor. Sink with hot and cold water supply. Two ceiling light points. Power points. Upper raised storage cupboards. Door to:

Workshop

Doors to front and rear allowing access through. Divided into workshop area with workbench, shelving, telephone point, power points and ceiling light points. Good deep shelved useful storage cupboards with useful mezzanine storage over.

Gardens

The gardens as aforementioned are a jewel in the crown providing a superb backdrop to the property with a superb mix of patios, shrubberies, lawns, decking and raised rear vegetable garden and stores.

Greenhouse & Sheds & Store

On concrete base with raised work bench. Water supply. Sheds Good sized sheds with power on a concrete base. Useful storage area to side. Store With a concrete floor. Light. Benefit of power. Presently used as a garden store.

VIEWING

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

TENURE

Freehold with vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

The Council Tax Band for the property is F.

LOCAL AUTHORITY

North Yorkshire Council.





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

GROUND FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



37A THIRSK ROAD NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA: 1836 sq.ft. (170.6 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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Energy Efficiency Rating		Current	Potential
100-110%	A		81
91-100%	B		
81-90%	C	70	
69-80%	D		
55-68%	E		
39-54%	F		
13-38%	G		
0-12%	H		

EU Directive 2002/91/EC
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