



HAILSTONE DRIVE, NORTHALLERTON

£235,000



Northallerton
Estate Agency



Hailstone Drive

Northallerton, DL6 1SP

A LOVELY SEMI-DETACHED 4 BEDROOM FAMILY HOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE OF NORTHALLERTON.

- SEMI DETACHED
- GARDENS TO REAR
- CLOSE TO TOWN CENTRE
- GARAGE
- FOUR BEDROOMS
- GAS CENTRAL HEATING



51 Hailstone Drive is a lovely presented 4 bedroom property with the added bonus of a separate dining room and off street parking. On entering the property you will find a handy downstairs w/c off the entrance hall. The sitting room is spacious with a lovely living flame gas feature fire place. The kitchen has modern beech fronted cupboards and granite effect worksurfaces. The room enjoys a 5 ring gas Neff hob with a Phillips double oven and grill. There is room for an under counter fridge, freezer and dishwasher. The room boasts an under stairs large store cupboard with power and shelving. Leading from the Kitchen is a large dining room with doors leading out onto the rear patio area and garden. Access is gained from this room into the garage where you will find the Worcester Greenstar 300i condensing boiler. Upstairs there are three good sized bedrooms and one single bedroom. Bedroom's 1 & 2 boast fitted bedroom furniture. Bedroom 3 is light and airy with windows to each end and attic access. The family bathroom has a lovely white suite with a Mains Gainsborough shower over the bath.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

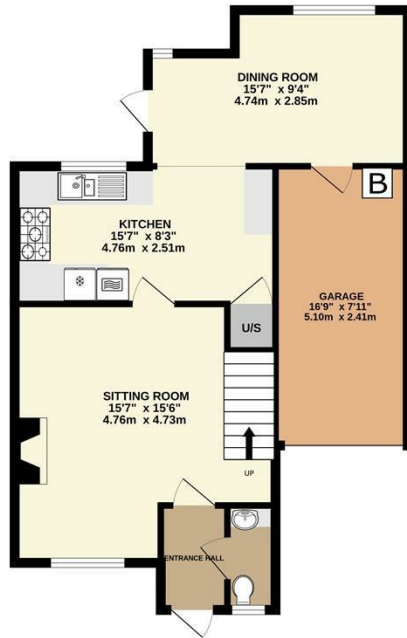
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - C



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

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



51 HAILSTONE DRIVE, NORTHALLERTON, NORTH YORKSHIRE. DL6 1SP

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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Energy Efficiency Rating	
Current	Potential
111 kWh/m ² A	
111 kWh/m ² B	
105 kWh/m ² C	
100 kWh/m ² D	
95 kWh/m ² E	
90 kWh/m ² F	
85 kWh/m ² G	
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