



CLEVELAND DRIVE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £250,000



Northallerton  
Estate Agency



# Cleveland Drive

Northallerton, DL7

**A SUPERBLY POSITIONED & APPOINTED, WELL LAID OUT & SPACIOUS THREE BEDROOMED SEMI DETACHED BUNGALOW WITH DETACHED GARAGE. GARDENS TO FRONT & REAR ON A NICE SIZED PLOT IN THE MUCH SOUGHT AFTER & HIGHLY DESIRABLE RESIDENTIAL LOCATION IN NORTHALLERTON.**

- UPVC Sealed Unit Double Glazing
- Detached Garage
- Gas Fired Central Heating
- Quality Fitted Kitchen & Shower Room
- Walking Distance of Town Centre
- Garden to Front & Rear



Cleveland Drive is a quiet and very conveniently situated, much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, together with attractive countryside and is within the catchment area of a number of good local Primary Schools and within walking distance of the local Secondary School and Sixth Form.

At the front the property has low level post and plank fencing running around to post and panel to side. The front garden is laid to lawn with mature, deep shrub borders and there is a block paved path to the front door.

The rear garden is a continuation of the block paving and stepping up to rear lawned garden area with deep shrub borders. There is post and plank and post and panel to rear and side which is shrub backed and provides a high degree of privacy. Shed and garage.

**Entrance Conservatory**  
10'7" x 9'5"

**Entrance Hall**  
12'2" x 6'7"

**Sitting Room**  
15'4" x 10'5"

**Kitchen**  
12'10" x 10'8"

Attractively fitted with a range of light oak base and wall cupboards. Granite effect work surfaces with stainless steel sink unit. Unit inset four ring ceramic hob. Built in brushed steel and glass eye level double oven and grill. Unit matched built in washing machine and fridge. Wall mounted opaque glazed fronted shelved display cabinet. Tiled splashback. Extractor hood over hob. Useful larder cupboard with shelving. Door out to side giving access to garage and driveway.

**Bedroom No. 1**  
11'5" x 10'9"

**Bedroom No. 2**  
11'5" x 9'5"

**Bedroom No. 3**  
8'3" x 7'4"

**Shower Room**  
7'4" x 6'0"

Fully tiled walls. Easy access walk in shower with fitted shower screen. Wall mounted Heatstore Aqua plus electric shower. Matching pedestal wash basin and WC. Wall mounted mirror fronted bathroom cabinet. Wall mounted heated towel rail.

**Garage**  
16'0" x 8'0"

**Shed**  
8'5" x 8'11"

**VIEWING**

By appointment through the Agents, Northallerton Estate Agency

**SERVICES**

Mains water, electricity, gas and drainage.

**TENURE**

Freehold with Vacant Possession upon Completion.

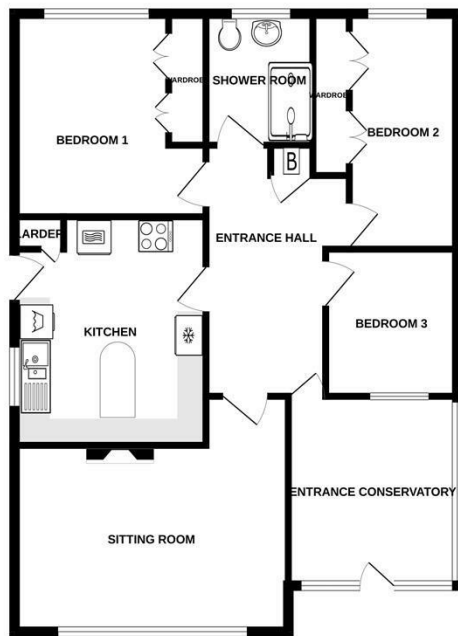
**COUNCIL TAX BAND**

NYCC Council Tax Band is Band C.



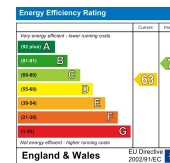
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR



CLEVELAND DRIVE, NORTHALLERTON, NORTH YORKSHIRE

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 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. Made with Neotopix. ©2023.



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  - 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.
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  - 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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