

ST. JAMES DRIVE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £380,000





## St. James Drive

Northallerton, DL7

A STUNNING AND SUBSTANTIAL THREE BEDROOM
DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL
AREA OF NORTHALLERTON.

- IMMACULATELY PRESENTED
- FRONT & REAR GARDENS
  - ENSUITE BEDROOM
    - DETACHED

- VIEWS OUT TO COUNTYSIDE
  - UTILITY ROOM
    - GARAGE
  - GOOD SIZED BEDROOMS



75 St James is a stunning detached three bedroom family house boasting a garage, spacious driveway and gardens to the front and rear. Nicely set looking out onto open countryside. The property is complemented with wood effect double glazing throughout and gas central heating. The internal décor is stylish and finished to a high standard. Entering the property through the hallway is the large and airy front room complete with a feature fire place and living flame gas fire. French doors lead into the dining room which is currently used as an office, patio doors lead out to the stunning back garden area which has a lawn area and Indian flagged paving. The kitchen is stylish and modern with granite effect work surfaces, an enamel sink unit and built in Neff slim line dishwasher and an Electric double Leisure stove oven and hob with extractor over. There is a handy utility room with extra cupboard storage and plumbing for a washing machine. Leading from here is the garage which has power and light and hosts the Baxi Duo-Tec condensing combi boiler. The property enjoys the benefit of a downstairs w/c.

Upstairs all the bedrooms have the advantage of fitted wardrobes. One of the double bedrooms includes a contemporary en-suite shower room with a mains bar shower, heated towel rail w/c, wash basin and shaver socket. The family bathroom boasts tiled flooring and walls with a quality fitted bath, toilet and sink unit with useful built in cupboard space. Another mains bar shower can be found here along with a modern heated towel rail.

## VIFWING

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold

**SERVICES** 

Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND NYCC Band E















Call us to arrange a viewing on 01609771959

GROUND FLOOR 847 sq.ft. (78.7 sq.m.) approx. 1ST FLOOR 491 sq.ft. (45.6 sq.m.) approx.













ST JAMES DRIVE, NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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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