



MEADOW LANE, NORTHALLERTON

ASKING PRICE £249,950



Northallerton
Estate Agency



Meadow Lane

Northallerton, DL6 1QY

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON

- **BEAUTIFULLY PRESENTED**
 - **REAR GARDENS**
- **WOOD BURNING STOVE**
- **MODERN BATHROOM**
- **MODERN KITCHEN**
- **OFF ROAD PARKING**
- **POPULAR RESIDENTIAL AREA**
- **GAS CENTRAL HEATING**



80 Meadow Lane is a three bedroom semi detached family home situated off Turker Lane, a sought after residential area of Northallerton. The property boasts a good sized driveway for two vehicles and a large rear garden. Internally the property has been updated and modernised to a high standard. The sitting room is a spacious and is complemented with a large window to the front to add a nice degree of natural light and a wood burning stove with oak surround. There is a large open plan Kitchen/Diner. The room enjoys Luxury Vinyl tile flooring and the dining room area enjoys French doors out to the rear patio and garden. The kitchen units are a lovely range of contemporary base and wall cupboards with white work surfaces. The room boasts a four ring stoves induction hob and a built in Neff oven and grill, fridge, freezer and dishwasher. Upstairs on the Landing is a built in utility cupboard housing the washing machine and attic access. There are two good size double bedrooms and a single. Both double bedrooms enjoy fitted wardrobe's. The bathroom has a modern Mira Atom drench shower over

the bath with a fitted shower screen. The room enjoys an under cupboard bosh unit sink unit and duo flush w/c.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

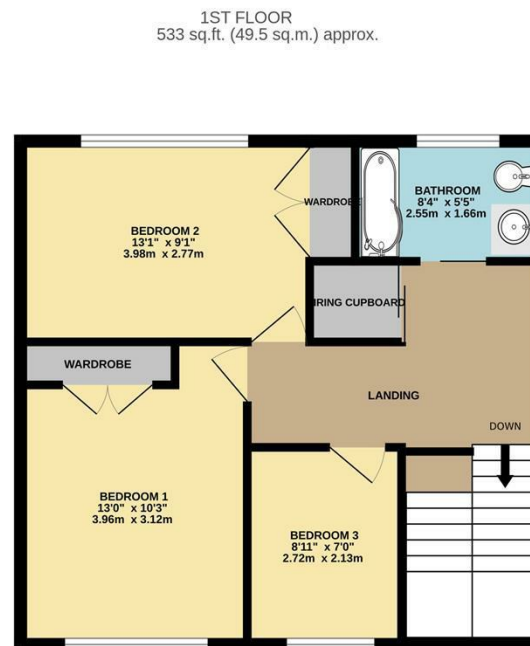
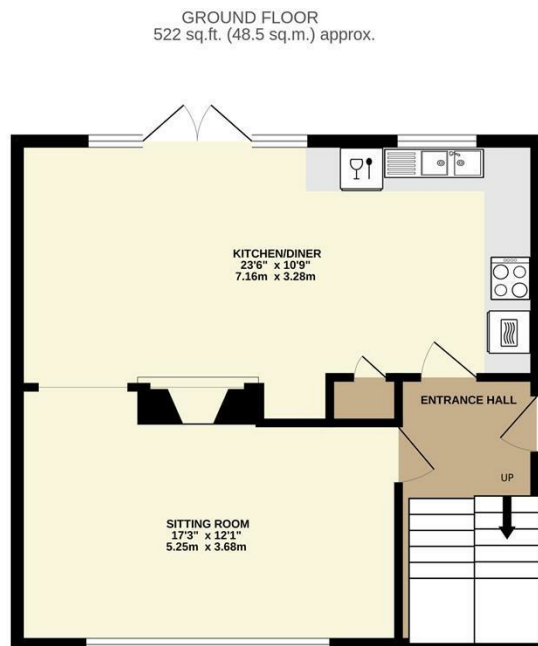
SERVICES

Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - B



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



80 MEADOW LANE, NORTHALLERTON, NORTH YORKSHIRE.DL6 1QY

TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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
79	84
A 92-100 B 81-91 C 69-80 D 55-68 E 49-54 F 45-48 G 41-44 Below 40 (All energy efficient - higher energy costs)	
England & Wales EU Directive 2002/91/EC	

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