



BULLAMOR ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £199,999



Northallerton
Estate Agency



Bullamoor Road

Northallerton, DL6

An Attractively Presented and Well Laid Out, 3 Bedroomed Semi Detached Family House on Nice Sized Plot with a Low Maintenance Garden Area and Ample Off Street Parking.

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Low Maintenance Gardens
- 3 Bedrooms
- Convenient for All Amenities
- Well presented



The property comprises a brick build with a clay pantile roof. 3 bedroomed semi detached family house situated on a corner plot enjoying the benefit of extensive tarmacadam hardstanding for a number of vehicles together with chippings low maintenance gardens to the front which is arranged behind a hedged boundary with central gate. There is a side flagged patio area with chippings. The rear of the property has a chippings seating area with a shed. The property enjoys the benefits of UPVC sealed unit double glazing and gas fired central heating.

Sitting Room
19 x 11.7

Central feature fireplace comprising stain and polished mahogany surround and mantle shelf with a cut marble hearth and back plate. Room enjoys a coved ceiling and two ceiling light points and TV point. Door through to:

Dining Kitchen
18.11 x 8.11

Tiled floor, range of light beech fronted base and wall cupboards, granite work surfaces, inset one and a half bowl single drainer sink unit. Unit inset 5 ring gas hob with Indesit double oven and grill beneath. Unit matched extractor over the hob, space and plumbing for a dishwasher. The dining area enjoys the benefits of ceiling light point and double radiator. Useful under stairs cupboard and downstairs W/C. Sliding patio doors leading out to the side of the property.

Rear Entrance
8.3 x 4.4

Continuation of tiled flooring, space and plumbing for washing machine, space for a dryer and fridge freezer. Rear double glazed door leading to outside.

Bedroom 1
13.3 x 11.7

Wood laminate flooring, ceiling light point, double radiator and built in wardrobes, draws and dressing table.

Bedroom 2
11.7 x 9

Wood laminate flooring, ceiling light point, radiator and built in dressing table.

Bedroom 3
12.7 x 8.11

Wood laminate flooring, ceiling light point, radiator. Built in boiler cupboard housing an ideal exclusive gas fired condensing combi boiler.

Bathroom
7.5 x 5.5

Fully tiled walls. Suite comprising a corner shower cubicle with curved shower doors, wall mounted Triton electric shower. Panelled Bath. Wash basin and matching W/C. Ceiling light point and radiator.

General Remarks and Stipulations

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains Water, Electricity and Drainage. Gas Fired Central Heating

LOCAL AUTHORITY

North Yorkshire Council.

COUNCIL TAX BAND

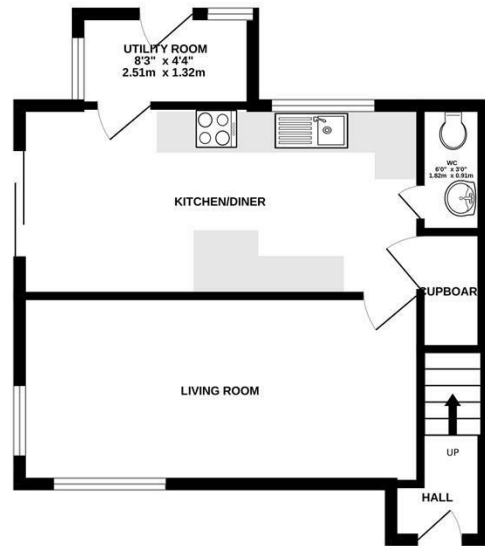
Council Tax Band is B.

EPC RATING - E

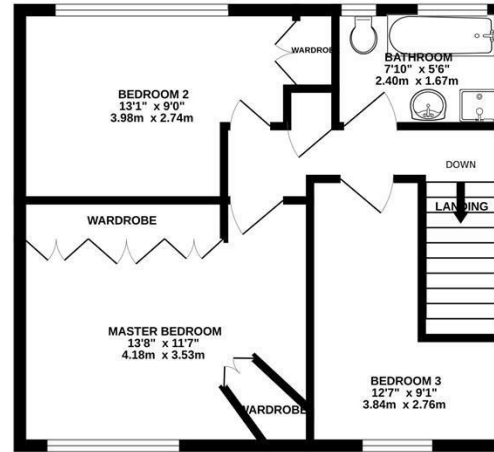


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



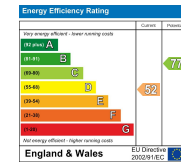
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



BULLAMOOR ROAD, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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 - 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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