



GREAT LANGTON, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £350,000



Northallerton
Estate Agency



Great langton

Northallerton, DL7

**A BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOUSE
IN THE VILLAGE OF GREAT LANGTON.**

- **DETACHED**
- **UTILITY ROOM**
- **GARDEN**
- **STYLISH BATHROOMS**
- **GARAGE**
- **QUALITY FITTED KITCHEN**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**



Willow Bank Lodge is a stunning three bedroom family house situated in the village of Great Langton which is within easy reach of Richmond and Northallerton. Internally the property is presented to a high standard with a quality family bathroom, ensuite shower room and a modern kitchen. The property enjoys UPVC double glazing throughout and oil fired central heating. The living room is spacious and airy and is complemented with a Dunsley wood burning stove seated on a marble hearth. The property enjoys a dining room, study and utility room. The kitchen is a good size with an integrated Lamona double oven and grill, enamel sink unit, glass electric hob and fully tiled flooring. Upstairs the family bathroom has been finished to a high standard with a large corner shower, large fitted sink unit with cupboards and a corner bath. The room enjoys half tiled walls and tiled flooring with a heated towel rail. The main bedroom boasts a range of fitted wardrobes and cupboards and is further complemented by a quality fitted stylish ensuite shower room. Bedroom 2 & 3 are both spacious and

well presented. Externally the property enjoys a garage, ample sized driveway and a lovely rear garden with flagged patio and area of lawn, neatly enclosed with fencing and shrubbery.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electricity, and drainage.

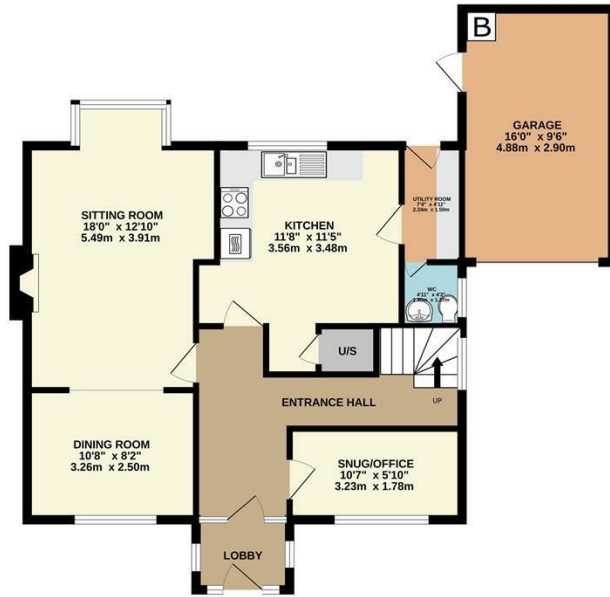
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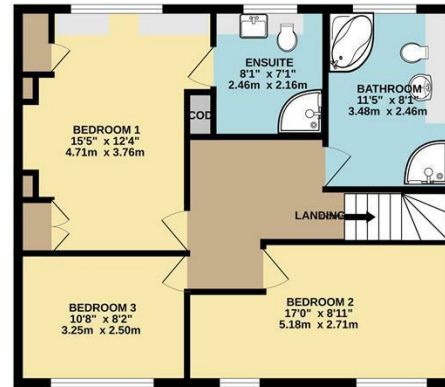


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



GREAT LANGTON, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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
100-109 kWh/m ² per year (band A)	A		
81-100 kWh/m ² per year (band B)	B		
61-80 kWh/m ² per year (band C)	C		
41-60 kWh/m ² per year (band D)	D		
21-40 kWh/m ² per year (band E)	E		
1-20 kWh/m ² per year (band F)	F		
0-20 kWh/m ² per year (band G)	G		
All energy ratings apply to a typical dwelling.			
England & Wales			
EU Directive 2002/91/EC			

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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.
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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.
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