

FOR SALE

NEW PRICE

£199,950

**11 Boroughbridge Road,
Northallerton**



EXTENDED THREE BEDROOM SEMI DETACHED HOUSE

To arrange a viewing contact:



M W Darwin & Sons

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)

The property occupies a mature corner site in this much sought after area of Northallerton and is within walking distance of local shops, Doctors surgery, Primary School and the main railway station. The property has been much improved and extended, benefiting from gas central heating and double glazing.

GROUND FLOOR

ENTRANCE HALL

with leaded glazed front door, window to side, double radiator, ceiling light, staircase to First Floor

LOUNGE

4.88m x 4.19m (16'0" x 13'9") max narrowing to 2.34m (7'8") with bay window and additional window to front, Adam style fireplace with living flame gas fire, double radiator, coving to ceiling, centre light point, TV aerial point and power points.

LIVING ROOM/DINING ROOM

3.86m x 3.56m (12'8" x 11'8") with window to rear garden, coving to ceiling, centre light point, single radiator.

CLOAKROOM/WC

with window to side, WC, wash hand basin, ceiling light.

'L' SHAPED BREAKFAST KITCHEN

4.34m x 2.44m (14'3" x 8'0") plus 2.24m x 1.75m (7'4" x 5'9") with excellent range of wall and floor mounted units including 4 ring gas hob with extractor hood over, wall mounted double oven, plumbing for dishwasher, 2 single radiators, windows to side and rear, 2 fluorescent lights, coving to ceiling.

SUN ROOM/UTILITY ROOM

5.08m x 1.37 m (16'8" x 4'6") with windows to side and door to side driveway, plumbing for washing machine, fluorescent light, store cupboards.

FIRST FLOOR

LANDING

with window to side, single radiator, airing cupboard, coving to ceiling, ceiling light, access to loft space.

BEDROOM 1

3.58m x 2.74m (11'9" x 9'0") with window overlooking front garden, range of fitted wardrobes, single radiator, coving to ceiling, centre light point.

BEDROOM 2

3.58m x 2.74m (11'9" x 9'0") with window overlooking rear garden, range of fitted wardrobes, single radiator, coving to ceiling, centre light point.

BEDROOM 3

2.44m x 2.24 m (8'0" x 7'4") with window overlooking rear garden, single radiator, coving to ceiling, centre light point.

BATHROOM/WC

with White suite comprising panelled bath with Mira Excel shower over, glass shower screen, WC, vanity unit with inset basin and cupboards below, part tiled walls, 2 centre light points, single radiator, windows to front and side.

EXTERNAL

Vehicular access to the rear via a shared private road off Farndale Avenue to rear parking area.

Detached brick built **GARAGE 5.94m x 2.95m (19'6" x 9'8")** with up and over door, side door, window to rear, electric light and power. The gardens are a particular feature of the property being on 3 sides being fully enclosed by fencing and mature hedges.

TENURE Freehold.

SERVICES Mains water, electric, drainage, gas and telephone.

COUNCIL TAX Band C, as informed by Hambleton District Council.

SOLICITOR Mr S Lonsdale, Hunt and Wrigley, The Old Post Office, 83 High Street, Northallerton.

VIEWING Strictly by prior appointment with the Agent on (01609)773567.

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