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Broomfield Avenue
Northallerton, DL7 8RH

Offers in the region of £290,000

Bungalow - Detached
2 Bedroom/s
1 Bathroom/s

An extended two bedroomed detached bungalow with large rear garden located within a popular residential location close to the main line railway station and the High Street. The property benefits from gas fired central heating and double glazing and the accommodation includes a spacious wide reception hall, large living room with multi fuel stove, superb extended open plan kitchen / dining / family room with roof window and patio doors opening to the rear garden. The kitchen area is fitted with a good range of modern units including a spacious corner larder cupboard and integrated oven, hob and dishwasher. There are two double bedrooms and a lovely family bathroom with matching white suite, roll top bath and separate double shower cubicle. The attic is part boarded and accessed via a fold down timber ladder. Externally there is a driveway providing off street parking and access to the garage with remote door and pedestrian door to the main accommodation. There is also a front garden. The large rear garden is mainly laid to lawn with ample space to extend the property or accommodate a garden room / office / play room (subject to any necessary planning permission) There is no onward chain.





- Extended two double bedroomed detached bungalow
- Large living room with multi fuel stove
- Family bathroom with separate shower cubicle
- Driveway providing off street parking and access to the garage
- Popular residential location close to the main line railway station and High Street
- Beautifully presented living accommodation
- Lovely open plan kitchen / dining / family room over looking the rear
- Gas fired central heating and double glazing
- Front garden and large rear garden
- No onward chain

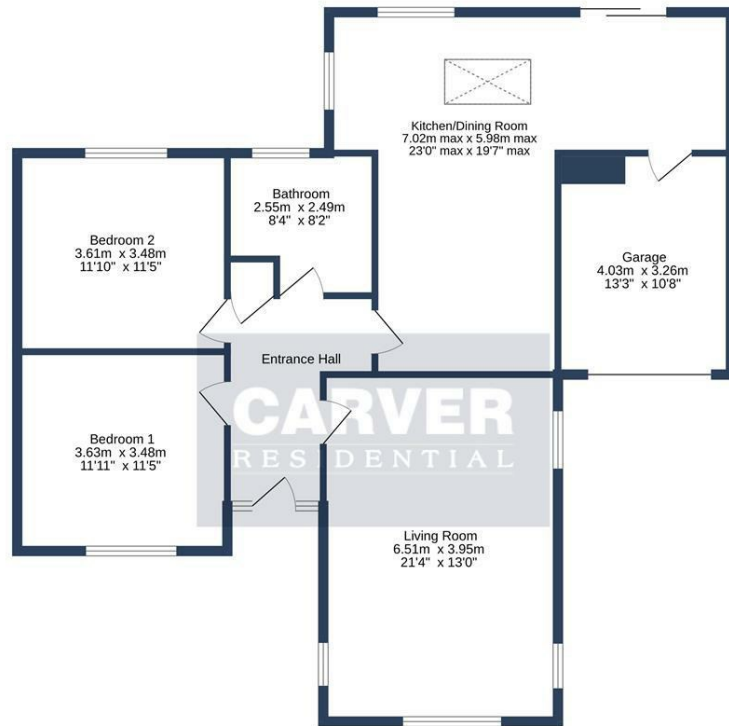
GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band D



GROUND FLOOR
105.3 sq.m. (1133 sq.ft.) approx.

BROOMFIELD AVENUE, NORTHALLERTON, DL7 8RH.

TOTAL FLOOR AREA - 105.3 sq.m. (1133 sq.ft.) 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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