



An attractive, mature three bedroomed semi detached family home set back from the road and situated within a popular location. The property benefits from gas fired central heating and Upvc double glazing. The extended accommodation includes a reception hall, cloak room / wc, open plan living room / dining room with access to the rear garden. The kitchen / breakfast room is fitted with a range of wall and base units. To the first floor there are two double bedrooms with fitted wardrobes and a single third bedroom. The family bathroom is fitted with a white suite. Externally there is a front garden and driveway providing access to the garage with up and over door, power and pedestrian door. There is a lovely mature rear garden with lawn, patio and stocked borders. The property is within easy access to local amenities and also provides easy access to the A1m.





- An attractive three bedroomed semi detached family home
- Extended kitchen / breakfast room
- Two double bedrooms with fitted wardrobes
- Gas fired central heating and Upvc double glazing
- Lovely mature rear garden with lawn, patio and stocked borders

- Open plan living room / dining room
- Spacious reception hall with cloak room / wc and under stairs storage cupboard
- Family bathroom fitted with a white suite
- Front garden and driveway providing off street parking and access to the extended garage
- Popular residential location close to local amenities

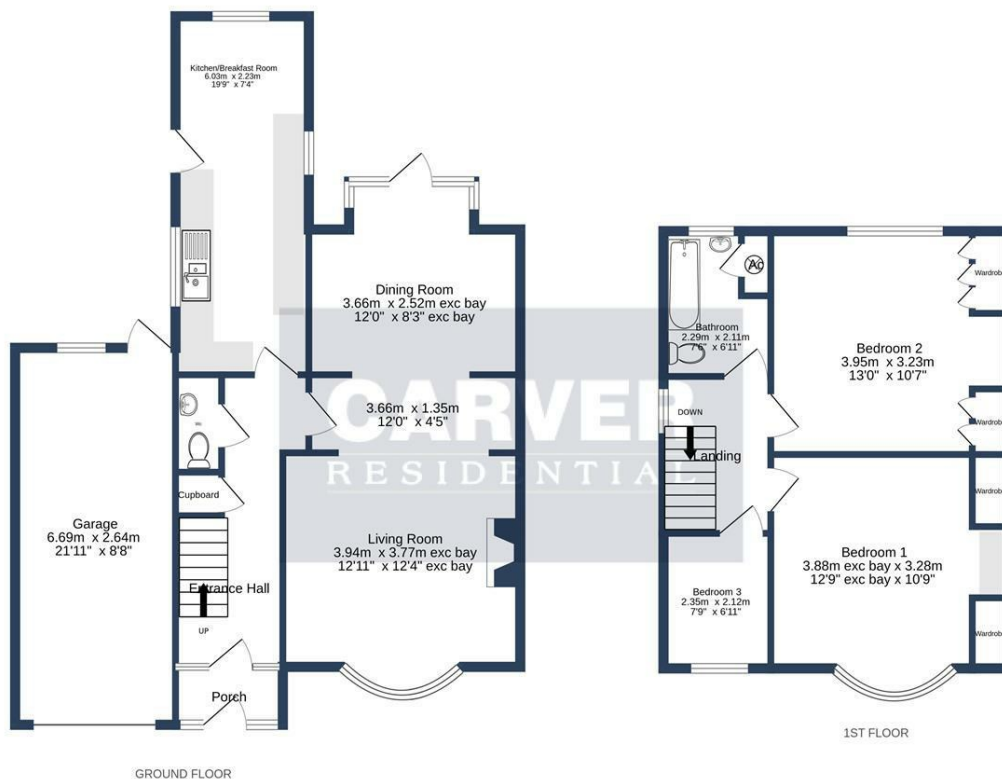
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D -improvement indicator



BOROUGHBRIDGE ROAD, NORTHALLERTON, DL7 8BG.

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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		
England & Wales		EU Directive 2002/91/EC

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