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Hawthorn Close  
Northallerton, DL6 2GE

**Offers in the region of £270,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



An extended three bedroomed semi detached family home with two off street parking spaces and landscaped rear garden. Constructed in 2021 to a high specification including oak internal doors, the property provides beautifully presented living accommodation benefitting from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall, spacious living room, cloak room /wc, open plan kitchen / dining room with lovely Quartz work tops and integrated oven, induction hob, fridge freezer, dishwasher and washing machine. French doors open to utility / boot room extension with door to the rear garden and patio. To the first floor there is a master bedroom with luxury tiled en suite shower room. There are two further bedrooms and a family bathroom. Externally there are two off street block paved parking spaces and an enclosed rear garden with stone flagged patio areas and side gate. Situated within a small modern cul de sac location ideally placed for local school and amenities.







- Modern extended three bed roomed semi detached home
- Kitchen / dining room with Quartz work tops, integrated appliances and French doors to the rear
- New extension creating a utility / boot room leading to the rear garden
- Gas fired central heating and Upvc double glazing
- Lovely landscaped rear garden with lawn and patio areas
- Beautifully presented living accommodation
- Spacious living room
- Master bedroom with luxury en suite shower room
- Two block paved off street parking spaces
- Small cul de sac location and excellent location close to schools and amenities

#### GENERAL INFORMATION

Tenure: Freehold

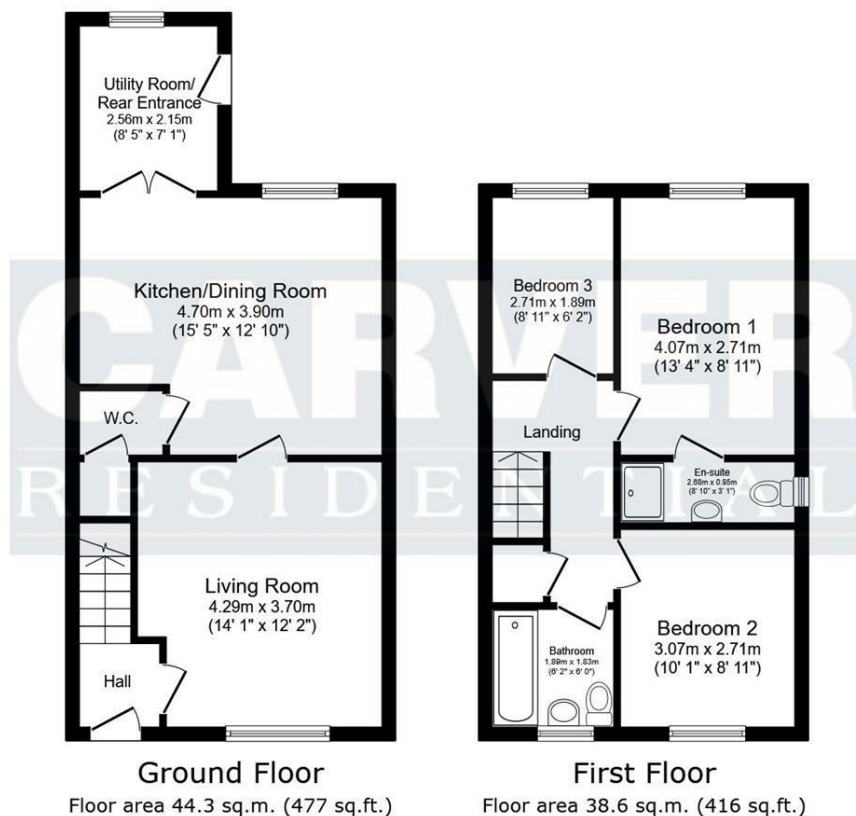
Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band C

Annual maintenance fee of £200.00 for communal areas.

Remaining term of NHBC warranty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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