



An extended three bedroomed detached family home located in a cul de sac location within easy reach of the High Street. The property benefits from upvc double glazing and gas fired central heating. The accommodation includes a spacious reception hall with useful understairs storage, good sized living room, open plan kitchen/dining room with modern wall and base units, work tops and integrated oven and hob. Patio doors open from the dining area to the rear garden. There is also a useful study/utility area and a ground floor cloaks room/wc. From the landing there is a master bedroom with fitted wardrobes, bedroom two is also a double room to the rear and bedroom three is a single room. The bathroom is fitted with a modern white suite with vanity storage. The loft space is boarded, has light and is accessed via a ladder. Externally there is a front garden, shared block paved driveway providing off street parking and access to the single garage. The rear garden has a stone flagged patio area, lawn and a summerhouse with double doors and power.





- Extended three bedroomed detached home
- Spacious living room
- Upvc double glazing and gas fired central heating
- Front and rear gardens
- Open plan kitchen/dining room
- Master bedroom with fitted wardrobes
- Block paved driveway leading to the garage
- Cul de sac location within easy walking distance of the High Street

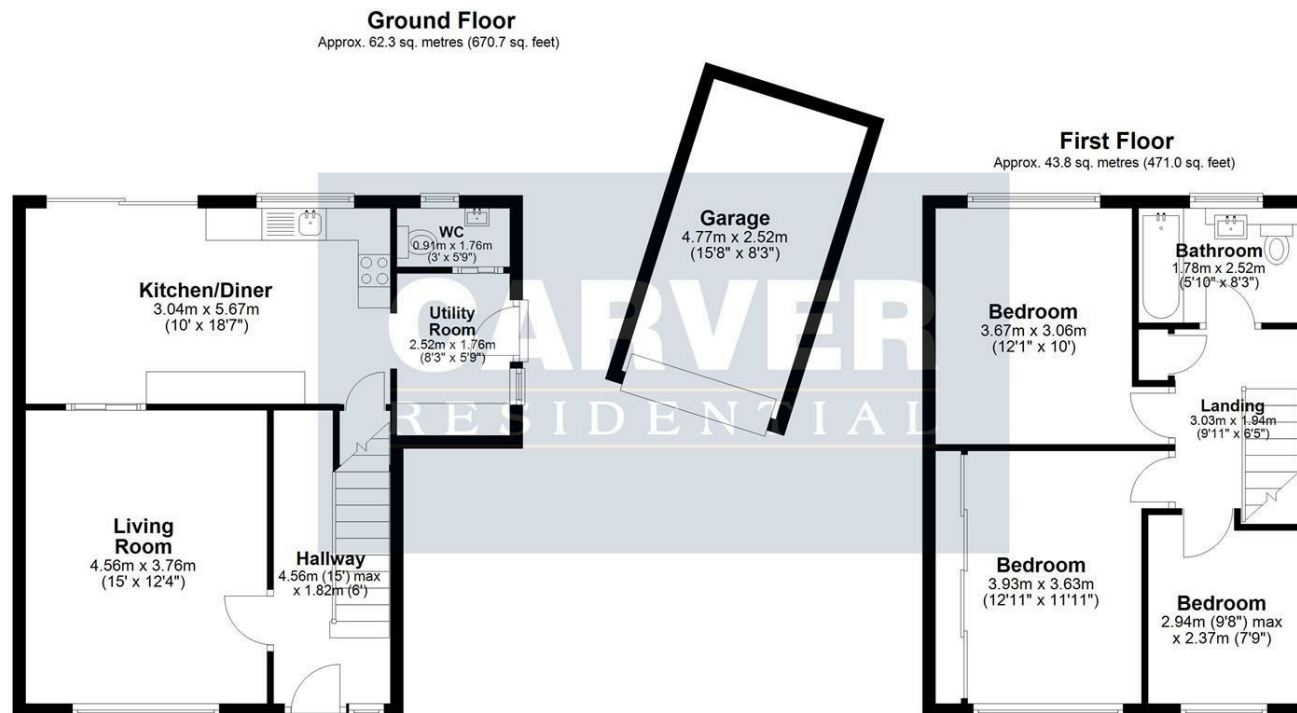
GENERAL INFORMATION

Tenure: Freehold


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

Double glazing

Local Authority: North Yorkshire Band D



Total area: approx. 106.1 sq. metres (1141.7 sq. feet)
15 Goosecroft Lane, Northallerton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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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MAB 6202



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