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Broomfield Avenue  
Northallerton, DL7 8RZ

**Offers in the region of £330,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s

A modern three bedroomed detached bungalow with large landscaped gardens located in a popular residential location and within reach of the main line railway station and High Street. The property benefits from gas fired central heating and double glazing. The accommodation includes a reception hall, spacious living room / dining room, kitchen fitted with a range of units including combined convection oven, hob and microwave. The master bedroom has fitted wardrobes and French doors opening to the rear patio and garden. There are two further bedrooms. The shower room has been refurbished and is fitted with a white suite with double shower and tiled walls. Externally there are front gardens together with a driveway leading to the garage with remote roller door. The predominantly south facing rear garden has been beautifully landscaped with lawn, mature borders, patio and summer house. There is no onward chain.





- A modern three bedroom detached bungalow with lovely landscaped gardens
- Refurbished shower room with walk in double shower
- Fitted kitchen with some integrated appliances
- Driveway providing off street parking
- Popular residential location
- Spacious living room / dining room
- Master bedroom with fitted wardrobes and French doors to the rear patio and garden
- Gas fired central heating and double glazing
- Garage with remote roller door

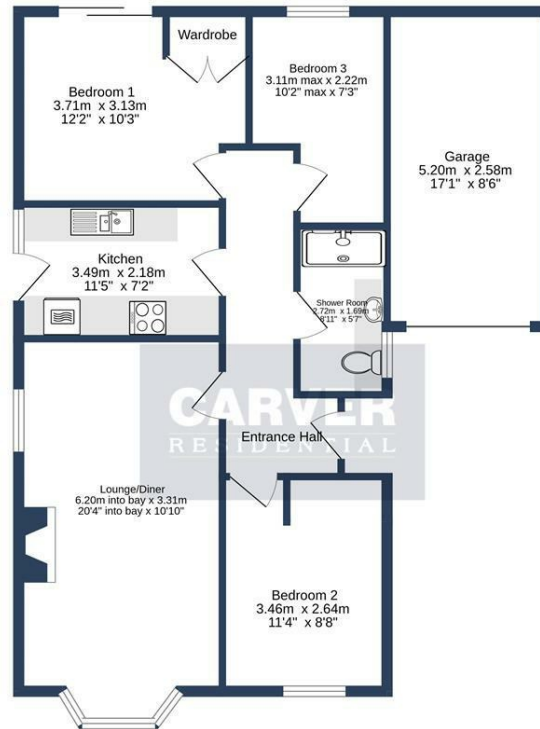
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D



GROUND FLOOR  
78.2 sq.m. (842 sq.ft.) approx.

BROOMFIELD AVENUE, NORTHALLERTON, DL7 8RZ.

TOTAL FLOOR AREA: 78.2 sq.m. (842 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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