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Grammar School Lane
Northallerton, DL6 1DA

Offers in the region of £290,000

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

A mature three bedroomed semi detached family home situated in a sought after location with lovely west facing rear gardens. The property benefits from gas fired central heating and Upvc double glazing. The accommodation would benefit from some cosmetic updating and includes a spacious reception hall, living room with bay window to the front, separate dining room with doors leading to the rear garden and an archway to the kitchen. The kitchen is fitted with a range of wall and base units and provides access to the rear lobby and cloaks room / wc. To the first floor there are two double bedrooms with fitted wardrobes and a single third bedroom. The family shower room has been refurbished and fitted with a modern double walk in shower and attractive tiled walls and floor. Externally there is a front garden and driveway providing off street parking and access to the garage. There is a good sized mature west facing rear garden with patio and garden store. The property is located within easy reach of Northallerton High Street, Treadmills development, Tesco super market and railway station. No onward chain.





- Three bedroomed semi detached family home
- Driveway providing off street parking and access to the garage
- Refurbished shower room with double walk in shower
- Master bedroom and bedroom two have fitted wardrobes
- Potential to extend (subject to any necessary consents)
- Good sized mature west facing rear garden
- Two reception rooms
- Gas fired central heating and Upvc double glazing
- Some cosmetic updating required
- Superb location within easy reach of major super markets, High Street and railway station

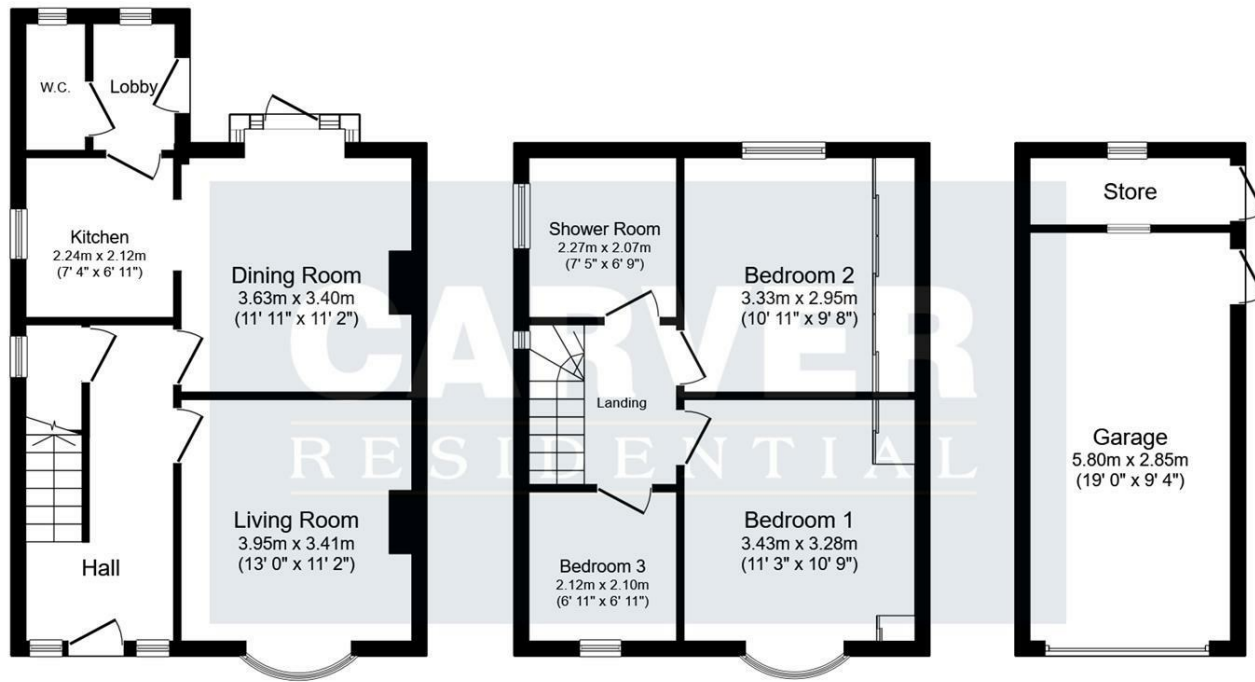
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band C



Ground Floor
Floor area 42.7 m² (460 sq.ft.)

First Floor
Floor area 38.1 m² (410 sq.ft.)

Garage
Floor area 19.5 m² (210 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

TOTAL: 100.4 m² (1,080 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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