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Wycliffe Avenue  
Northallerton, DL7 8SZ

**Offers in the region of £254,950**

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



An extended three bedroomed semi detached family home located in a popular residential location. The property benefits from gas fired central heating ( boiler installed May 2021 ) and upvc double glazing. The accommodation includes an entrance porch, spacious reception hall, open plan living room / dining room with patio doors opening to the conservatory that overlooks the rear garden. The kitchen is fitted with a modern range of units and has the added benefit of access to the ground floor extension which offers a variety of uses including a spacious utility area. To the first floor there are three bedrooms with the master having fitted wardrobes. The family bathroom is fitted with a white suite with shower above the bath. Externally there is a block paved driveway providing off street parking and access to the garage. There is a lawned front garden with borders. A footpath to the side leads to the mature rear garden with patio, lawn, greenhouse and garden store. THERE IS NO ONWARD CHAIN.







- A three bedroomed semi detached family home situated in a cul de sac location
- Conservatory over looking the rear garden
- Utility area with access to the garage
- Block paved driveway providing off street parking and access to the garage
- Lovely south west facing rear garden with lawn and patio
- Spacious living accommodation with open plan living room / dining room
- Modern fitted kitchen and family bathroom
- Gas central heating and double glazing
- Mature front garden
- Popular residential location within easy reach of local amenities

#### GENERAL INFORMATION

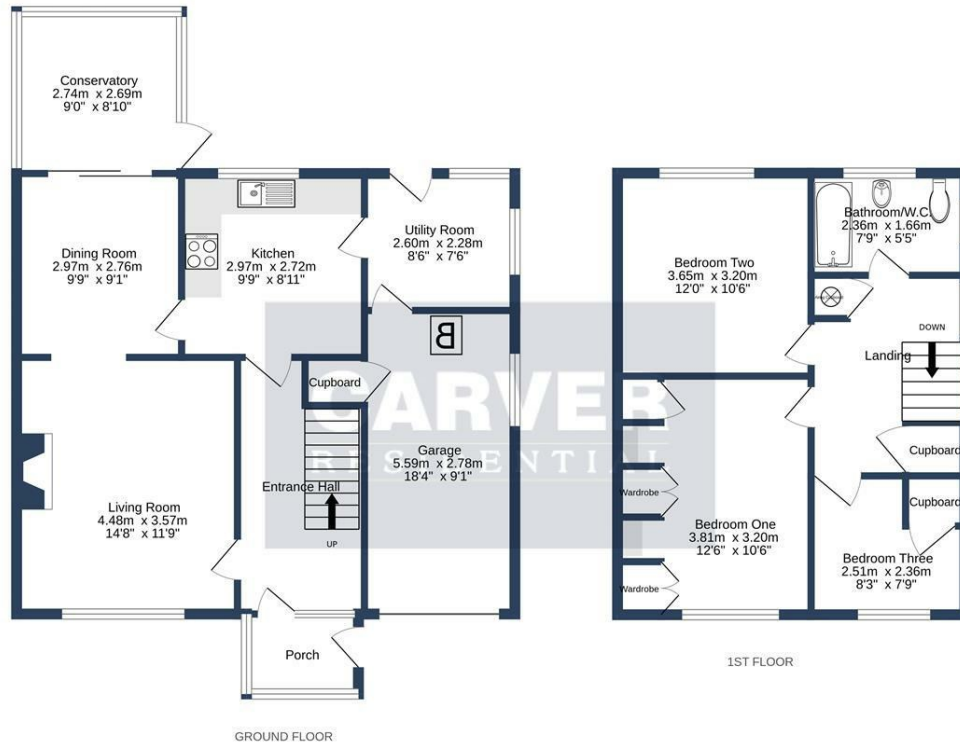
Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C





WYCLIFFE AVENUE, NORTHALLERTON, DL7 8SZ.

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>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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