



A spacious two bedrooomed semi detached house situated within a popular residential location within walking distance of Northallerton town center. The property has gas fired central heating and double glazing but would benefit from some modernisation. The accommodation includes a reception hall, spacious living room leading to the separate dining room. The kitchen is fitted with wall and base units and leads to a useful utility room with door to the rear garden. To the first floor there are two double bedrooms, one with wardrobes. The family bathroom is fitted with a white suite. The loft space is part boarded and accessed via a ladder. Externally there is a block paved driveway providing off street parking. A shared footpath at the side leads to the rear garden gate. The rear courtyard style garden is block paved with a decked area, garden shed, greenhouse and workshop / store.





- Two bedrooomed semi detached family home
- Fitted kitchen with separate utility room
- Gas fired central heating and double glazing
- Family bathroom
- Rear block paved courtyard style garden with garden shed, greenhouse and store/workshop

#### GENERAL INFORMATION

Tenure: Freehold

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

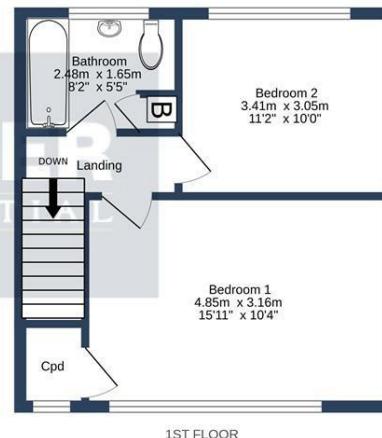
Double glazing

Local Authority: North Yorkshire Band B

Buyer(s) Identification Checks

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- Two separate reception rooms
- In need of some modernisation
- Two double bedrooms
- Block paved driveway providing off street parking
- Popular residential location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	67	75	
EU Directive 2002/91/EC			

FOREST ROAD, NORTHALLERTON, DL6 1LD.

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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