





A substantial three double bedroomed detached family home providing well presented living accommodation situated within a popular residential location. The property benefits from gas fired central heating and UPVC double. The accommodation includes a spacious reception hall, living room, open plan kitchen / dining room with refurbished kitchen including Quartz work tops and breakfast bar, excellent range of wall and base units and integrated double oven, induction hob and under counter dishwasher. There is also a useful utility room with door to the side. The garage has been converted to provide a lovely second reception room or ground floor bedroom. To the first floor there are three double bedrooms, the main bedroom having an ensuite shower room / wc. The family bathroom has been refurbished and fitted with a modern white suite including a large walk in shower cubicle. The property stands on a slightly elevated plot with front and side garden area and driveway providing off street parking for a number of cars. The large landscaped rear garden has two patio area's, lawn and mature boarders. There is also a useful studio / garden room with power.







- Three double bedroomed detached spacious family home
- Refurbished kitchen area with Quartz work tops and integrated appliances
- Master bedroom with en suite shower room
- Gas fired central heating and Upvc double glazing
- Large landscaped rear garden with patio area's, lawn mature borders and garden room / studio
- Superb open plan kitchen / dining room with French doors to the rear garden
- Refurbished family bathroom including double sized walk in shower
- Garage conversion to create a second reception room
- Large drive providing ample off street parking
- Popular and sought after location

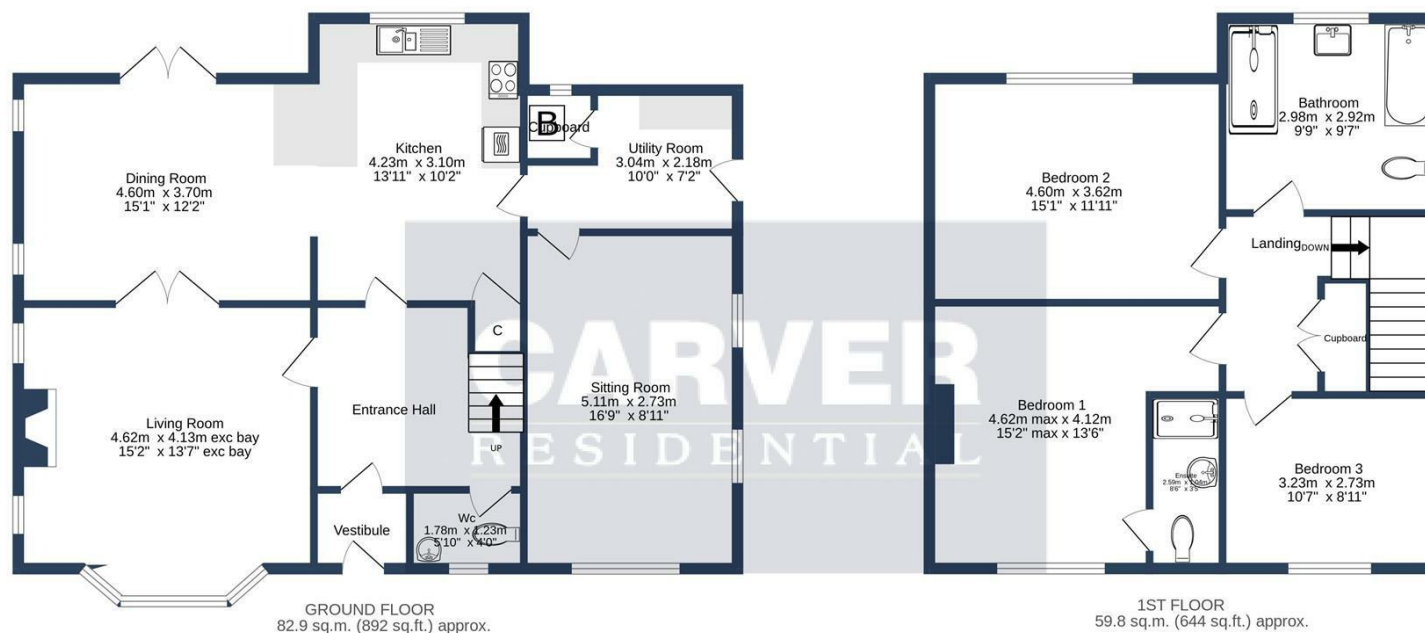
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band E. Improvement indicator.



SANDY BANK, NORTHALLERTON. DL6 1AN

TOTAL FLOOR AREA: 142.7 sq.m. (1536 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>		
(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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