



An extended four bedroomed semi detached family home with front and rear gardens, driveway and integral garage. The well presented living accommodation benefits from gas fired central heating and Upvc double glazing. The accommodation includes a spacious reception hall with cloaks cupboard, open plan living room / dining room with French doors to the rear garden. The kitchen is fitted with a modern range on units including integrated oven, hob, dishwasher and fridge freezer. There is also a large utility room leading to the garage, cloaks / wc and rear garden. To the first floor there is a landing with airing cupboard and access to the loft with ladders. There are three double bedrooms, two of which have fitted wardrobes and bedroom four is a single room with a built in wardrobe. The modern family bathroom is fitted with a white suite with shower above the bath and attractive tiled walls. There is a front garden, driveway providing off street parking and access to the integral garage. There is access to the side of the property leading to the rear garden. The lovely rear garden has a lawn, patio, stocked borders. Located in a popular residential location within a cul de sac and in easy reach of local amenities.





- An extended four bedroomed semi detached family home
- Modern fitted kitchen with integrated appliances
- Modern family bathroom with shower above the bath
- Gas fired central heating and double glazing
- Lovely rear garden with lawn, mature borders

- Open plan living room / dining room
- Large utility room with access to integral garage and cloaks / wc
- Three bedrooms with fitted / built in wardrobes
- Driveway providing off street parking and access to the garage
- Popular location within a cul de sac with central green area

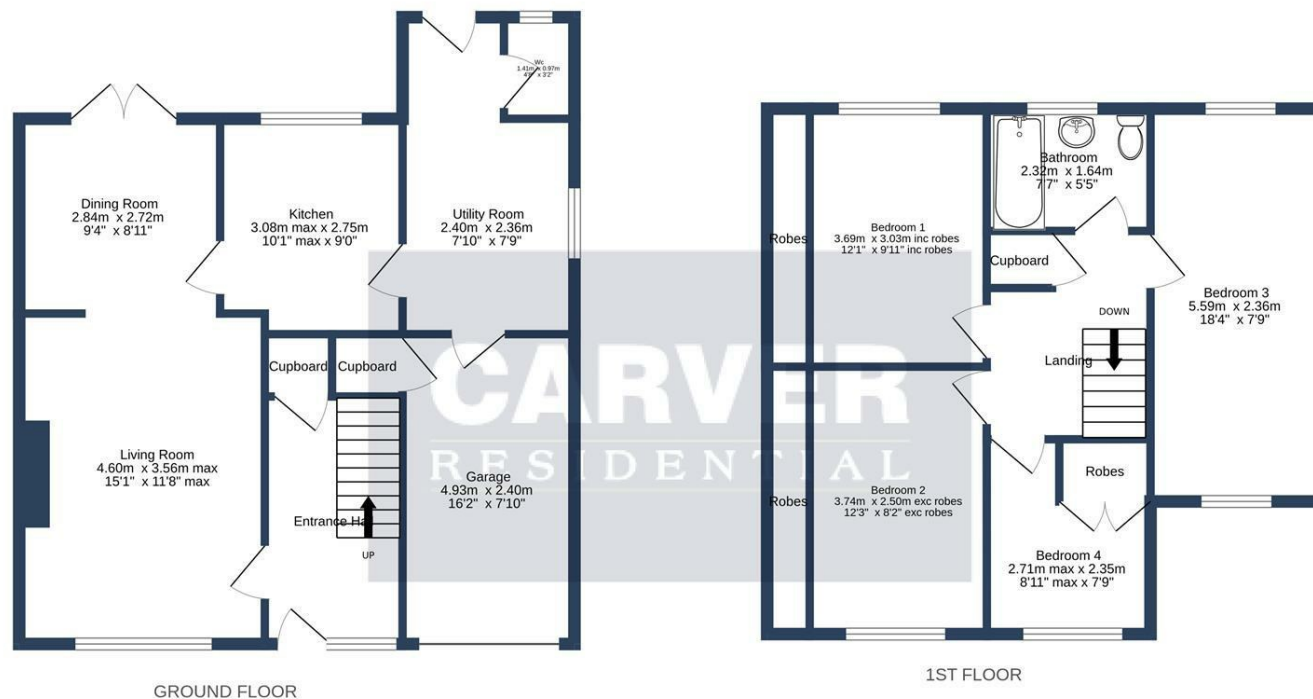
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C



WINSTON COURT, NORTHALLERTON. DL6 1PY.

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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		
England & Wales		EU Directive 2002/91/EC

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