27 THE FAIRWAY, NORTHALLERTON

OFFERS IN THE REGION OF £225,000

Northallerton Estate Agency

The Fairway

Northallerton, DL7 8AY

The property comprises a brick built 3-bedroom traditional semi-detached house with a clay tile roof, UVPC double glazing throughout with gas fired central heating, property is situated on a good size plot enjoying a detached garage and is in a highly sought after residential area of Northallerton within walking distance of the high street and train station, would make an ideal family home.

- **3 Bedroom**
- **Chain free**
- **Low tax band B**
- **Semi-detached house**
- **Ideal family home**
- **Garage**

Entrance
Entering under a covered entrance and through a UVPC double glazed front door into entrance lobby comprising of ceiling light point, stairs to first floor, wall mounted cloaks hanging with brass handing hooks.

Sitting room
Windows to two sides, central cut slate fireplace, mantle shelf, hearth and back plate with inset living flame gas fire, double radiator, 2 wall light points, TV point, phone point.

Kitchen
Kitchen enjoying a modern range of cream base and wall cupboards with wood effect worksurfaces with enclosed single drain, single bowl stainless steel sink unit with mixer tap over, 4 ring gas hob, eye level oven and grill, unit matched inset fridge and dishwasher, space and plumbing for washing machine, tiled floor. Dining area enjoys window looking out to rear, double radiator, ceiling light point.

W/C
Tile effect floor, fully tiled walls, duo flush toilet, ceiling light point.

Under stairs storage cupboard
Enjoys light and power with shelf storage.

Landing
Built in boiler cupboard housing a Baxi condensing central heating boiler, ceiling light point, attic access.

Bedroom 1
Double radiator, ceiling light point, TV aerial.

Bedroom 2
Ceiling light point, double radiator, TV point, built in airing cupboard with a stainless steel pressurised hot water cylinder, emersion heater with shelf storage above.

Bedroom 3
Ceiling light point, double radiator, fitted range of bedroom furniture comprising 2 x single wardrobes with shelving and rails.

Shower room
Easy access double cubicle with fitted shower screen, shower panelled walls, thermostatically controlled mains shower, unit inset washbasin with easy turn mixer tap with cupboard storage beneath, concealed cistern duo flush toilet, tile effect floor, double radiator, flush mounted ceiling light point, wall mounted shaver light socket and mirror.

Garden
To the front, the property enjoys a blocked paved front garden and hardstanding which leads down the side of the property and offering parking for a number of vehicles, with access to the detached garage. Rear enjoys a patio area with lawned garden enjoying a flagged walkway down the centre, with base and space for 2 sheds. The garden is completed by a greenhouse and to the rear of the garage there is a garden shed. Post and plank and post and panelled fencing.

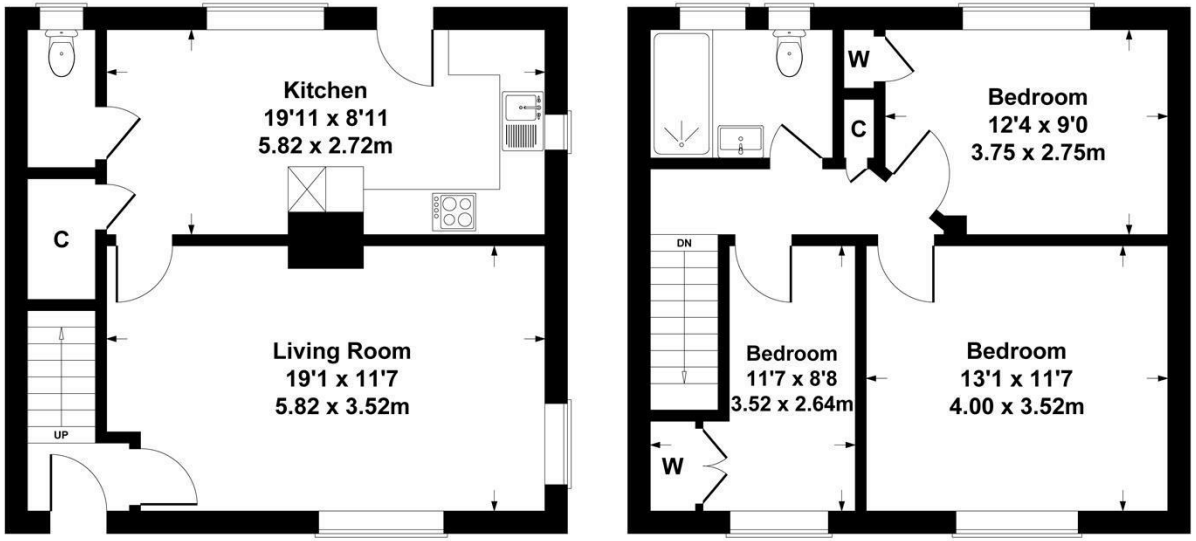
Garage
Twin wooden doors to front, corrugated roof, sitting on a concrete base garage.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - B
EPC - C

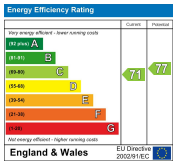
Call us to arrange a viewing on **01609 771959**

27 The Fairway, Northallerton

Approximate gross internal area
House - 88 sq m - 947 sq ft



GROUND FLOOR **FIRST FLOOR**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty

Northallerton Estate Agency

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:
· These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
· These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
· All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
· We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
· Any plans may not be to scale and are for identification purposes only.
· Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
· You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.
In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE
T: 01609 771959
E: sales@northallertonestateagency.co.uk
www.northallertonestateagency.co.uk

The Property Ombudsman RICS

Northallerton Estate Agency