



9 ORMESBY CRESCENT, NORTHALLERTON

OFFERS IN THE REGION OF £250,000



Northallerton  
Estate Agency



# Ormesby Crescent

Northallerton, DL7 8RP

The property comprises a brick built with clay pantile roof, 2-bedroom semi-detached bungalow, situated on a nice quiet cul-de-sac off Ormesby Road with direct links from Thirsk Road to Broomfield. The property is in walking distance of Northallerton high street and train station, it enjoys UVPC throughout with gas fired central heating and is very well laid out and spacious, very well presented.

- 2 bedrooms
- Double Garage
- Tax Band C
- Semi-Detached Bungalow
- Highly Sought After Residential Area
- Close to local amenities



#### Entrance

Entering the property through a UVPC double glazed front door with upper etched glass light into an entrance hall enjoying inset matwell and proceeding onto carpet, mini coved ceiling, ceiling light point, radiator, attic access. Built in cloaks cupboard with hanging hooks and useful space for storage.

#### Sitting room

Mini coved ceiling, ceiling light point, low level double radiator sitting beneath a large window to front with display window ledges, 3 wall light points, feature mahogany fire surround and mantle shelf with granite backplate and hearth enjoying a hearth mounted electric fire and completed by a TV point.

#### Kitchen

Enjoying an attractive range of light oak fronted base and wall cupboards, granite effect worksurfaces with inset single drain single bowl stainless steel sink unit with quality mixer tap over, unit inset 4 ring glass hob with brushed steel and glass oven beneath, brushed steel extractor over hob with light and fan, space and plumbing for washing machine, space for fridge and freezer, tiled splashbacks, mini coved ceiling, ceiling light point, partially concealed logic condensing central heating boiler, radiator, upper etched glass double glazed door to the driveway. Internal door gives access to an airing cupboard housing lag cylinder and emersion heater with shelf storage around.

#### Bedroom 1

Enjoys the benefit of radiator, ceiling light point, coved ceiling, wall mounted cloaks hanging, nice views out to the rear garden, TV point.

#### Bedroom 2

Mini coved ceiling, ceiling light point, radiator, nice view out to front garden.

#### Shower room

½ tiled walls with fully tiled shower cubical with a thermostatically controlled Mira mains shower, pivoted entrance door, ceiling spotlights, concealed cistern duo flush toilet with cupboard beneath, additional cupboard storage with mounted basin with quality mixer taps and shower socket to side, extractor and ceiling light point, heated towel rail.

#### Garden

Entering through twin brick pillars with wrought iron gates between, post and plank low level fence at the front, sitting behind is the front garden, which is laid to lawn with shrub boarders, tarmacadam driveway running down the side of the property with parking for 3 vehicles and giving access to the detached garage and also a tarmacadam walkway leading to the front door. The rear garden is comprised of a flagged patio opening out onto a main lawned garden area with raised shrubbery around, flagged walkway up the side between the lawn and garage giving access to a raised greenhouse with internal workbench which has benefit of light and power sitting on a stone plinth.

#### Double Garage

Brick built with a monopitch roof on a concrete plinth enjoying the benefit of up and over door to front, internally enjoys light and power and workshop area with space for a dryer, to the rear of the garage there is a double glazed sunroom with twin French doors in and enjoying the benefit of light a power with a nice view onto the garden.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

EPIC - C



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

