



THE CRESCENT, NORTHALLERTON

GUIDE PRICE £225,000



Northallerton
Estate Agency



The Crescent

Northallerton, DL6 1EY

THREE BEDROOM SEMI DETACHED FAMILY HOME IN THE POPULAR AREA OF NORTHALLERTON WITHIN WALKING DISTANCE TO MAINLINE TRAINS AND THE MARKET TOWN CENTRE. 32 THE CRESCENT IS AN IDEAL LOCATION FOR SCHOOLS AND THE FRIARAGE HOSPITAL MAKING THIS A GREAT FAMILY OR PROFESSIONAL PERSON HOME.

- CLOSE TO TOWN CENTRE
- UPVC WINDOWS AND DOORS
- COUNCIL TAX BAND B
- CONSERVATORY
- GAS FIRED CENTRAL HEATING
- OFF STREET PARKING FOR 2 VEHICLES



ENTRANCE HALL

STAIRS UP TO FIRST FLOOR, CEILING LIGHT POINT, PHONE POINT, RADIATOR AND CLOAKS HANGING SPACE WITH STORE CUPBOARD.

KITCHEN / DINING ROOM

A GOOD RANGE OF BASE AND WALL UNITS, GRANITE WORK TOPS, SINGLE SINK AND DRAINER WITH MIXER TAP, SPACE FOR DISHWASHER, WASHING MACHINE, COOKER, FRIDGE FREEZER AND ADDITIONAL APPLIANCE, TILES SPLASH BACK. AND TILED FLOOR RUNNING INTO THE DINING ROOM AREA

IN THE DINING SECTION THERE IS A RADIATOR, COVED CEILING, CEILING LIGHT POINT, STORAGE AND BOILER AREA HOUSING A WORCESTER GREEN STAR 30SI COMBI BOILER.

LIVING ROOM

CEILING LIGHT POINT, DOUBLE RADIATOR, DOUBLE RADIATOR, TV POINT, FRENCH DOORS INTO THE CONSERVATORY

CONSERVATORY

DOUBLE GLAZED WITH DOORS OUT TO THE REAR GARDEN, CENTRAL CEILING LIGHT POINT WITH FAN, DOUBLE RADIATOR.

OUTSIDE WC

WC, CEILING LIGHT POINT AND SHELVED AREA

LANDING

WINDOW, LOFT ACCESS, RADIATOR, CUPOBOARD WITH SHELVES

BEDROOM 1

MINI COVED CEILING, DOUBLE RADIATOR , CEILING LIGHT POINT AND CUPBOARD

BEDROOM 2

MINI COVED CEILING, CELING LIGHT POINT, RADTIATOR AND CUPBOARD

BEDROOM 3

CEILING LIGHT POINT & RADIATOR

BATHROOM

CORNER BATH, WC, WASH BASIN, MIRA GO ELECTRIC OVER BATH SHOWER, EXTRACTOR FAN, CEILING LIGHT POINT AND RADIATOR.

GARDENS

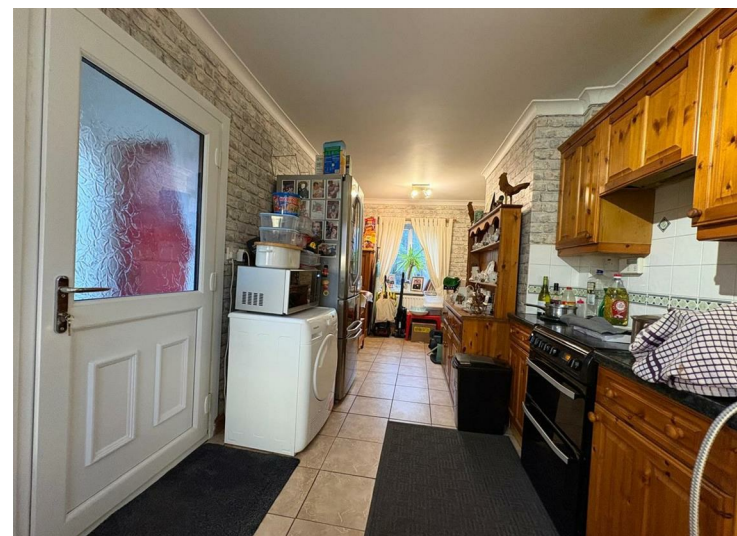
GOOD SIZED GARDEN WITH SPACE AND BASE FOR SHED, FLAGGED PATIO AREA, HEDGED BOARDERS AND POST AND PLANK FENCING. THIS AREA IS A BLANK CANVAS FOR ANYONE WANTING TO LANDSCAPE THE GARDEN.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - B

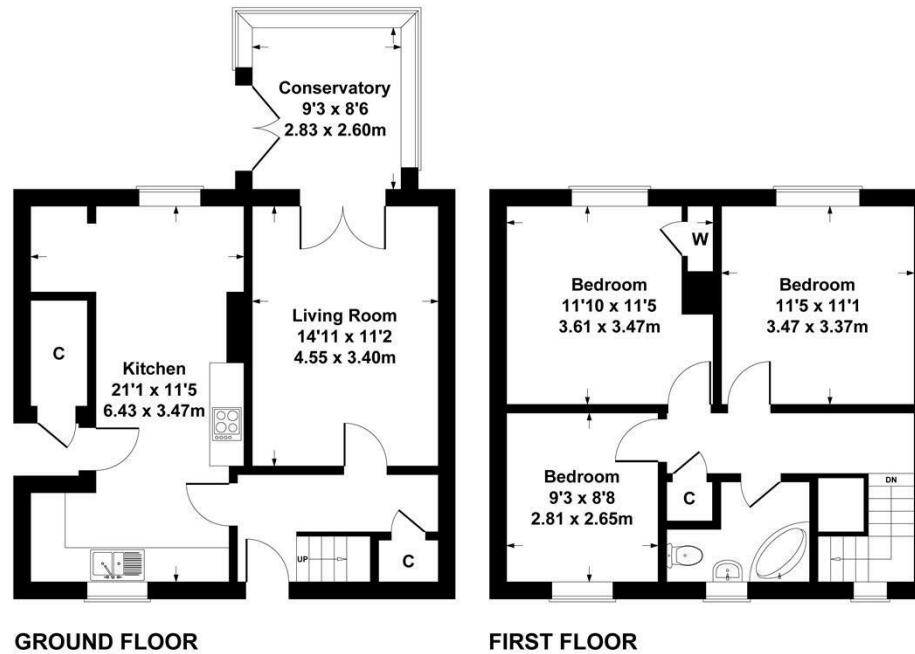
EPC - C



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

32 The Crescent, Northallerton

Approximate gross internal area
House - 100 sq m - 1076 sq ft



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



Energy Efficiency Rating		Current	Potential
Very poor (A)	101-120		
Poor (B)	81-100		
Below average (C)	61-80	72	78
Average (D)	41-60		
Good (E)	21-40		
Very good (F)	1-20		
Excellent (G)	1-10		
All energy ratings: higher savings costs			
England & Wales		EU Directive	2002/91/EC

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 - 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.
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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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