



1 BYRAM COURT, NORTHALLERTON

OFFERS IN THE REGION OF £350,000



Northallerton  
Estate Agency





# Byram Court

Northallerton, DL6 1RU

Brick built with clay tile roof, UPVC sealed windows & doors , with gas fired central heating. A well laid out and spacious generously proportioned 2 bedroom detached bungalow, situated on a grand sized plot in a much sought after residential area of Northallerton.

- DETACHED 2 BEDROOM BUNGALOW
- CONSERVATORY
- GAS CENTRAL HEATING

- SOUGHT AFTER LOCATION / CLOSE TO TOWN CENTRE
- OFF ROAD PARKING
- COUNCIL TAX BAND D



#### ENTRANCE LOBBY / WC

UPVC FRONT DOOR INTO ENTRANCE LOBBY WHICH HAS FULL HEIGHT WINDOW PROVIDING A NICE DEGREE OF NATURAL LIGHT, FLUSH MOUNTED CEILING LIGHT POINT WITH ACCESS TO TOILET WHICH COMPRISES OF WC, PEDESTAL WASH BASIN, HALF TILED WALLS WITH WALL MOUNTED MIRROR, WALL MOUNTED CLOAK HANGING AND EXTRATOR FAN. DOOR LEADING TO:-

#### SITTING ROOM

COVED CEILING, CENTRE CEILING LIGHT POINT & 3 WALL LIGHT POINTS. A FEATURE FIRE PLACE WITH CUT GRANITE SURROUND, MANTEL AND HEARTH WITH INSET ELECTRIC FIRE. TV & TELEPHONE & SKY POINTS WITH BT OPENREACH MAIN SOCKET AND 2 DOUBLE UNDER WINDOW RADIATORS. TWIN FRENCH OPAQUE GLAZED DOORS AND LIGHT TO SIDE LEADING TO:-

#### HALLWAY

FULL HEIGHT GLAZED DOORS OFF SITTING AND DOOR OFF KITCHEN LEADING INTO INNER HALLWAY WHICH HAS COVED CEILING, CEILING LIGHT POINT AND RADIATOR WITH ACCESS TO ATTIC. BENEFITS FROM AN IN-BUILT CLOAK CUPBOARD WITH HANGING RAIL AND SHELF STORAGE, GIVES ACCESS TO AIRING CUPBOARD WHICH SHELVED.

#### DINING ROOM

COVED CEILING, FLUSH MOUNTED CEILING LIGHT POINT & RADIATOR WITH DOOR LEADING TO:-

#### KITCHEN

ENJOYS AN EXTENSIVE RANGE OF LIGHT OAK BASE AND WALL CUPBOARDS WITH GRANITE EFFECT WORKSURFACES WITH INSET SINGLE DRAIN STAINLESS STEEL SINK UNIT. SPACE FOR ELECTRIC COOKER AND CONCEALED EXTRACTOR OVER. SPACE & PLUMBING FOR AUTO WASH AS WELL AS FRIDGE/FREEZER. UNIT MATCHED GLASS FRONTED SHELVED DISPLAY CABINET. WALL MOUNTED BRITISH GAS 532/1 CONDENSING COMBI CENTRAL HEATING BOILER. TILED SPLASH BACKS AND 2-CEILING LIGHT POINTS WITH FULL HEIGHT SLIDING PATIO DOORS INTO CONSERVATORY.

#### CONSERVATORY

BRICK BUILT BASE WHICH IS GLAZED TO ALL 4 SIDES, WITH FULL HEIGHT FRENCH DOORS OUT TO THE REAR PATIO AND GARDEN. CUT STONE DISPLAY MANTEL. SHELVES AND CENTRE CEILING LIGHT POINT / FAN WITH POWER POINTS.

#### BEDROOM 1

EXTENSIVE RANGE OF BUILT IN BEDROOM FURNITURE COMPRISING OF DOUBLE WARDROBES AND MATCHING DRESSING TABLE WITH DRAWERS TO SIDE, CENTRAL DRAWER AND WALL MOUNTED MIRROR WITH MATCHING 2-DRAWER BED SIDE CABINETS. DOUBLE RADIATOR, CEILING LIGHT POINT AND COVED CEILING. DOUBLE BUILT-IN DOUBLE WARDROBE WITH HANGING RAILS AND SHELVEING WITH DOUBLE DOORS. TV / SATELLITE AND TELEPHONE POINTS.

#### BEDROOM 2

DOUBLE RADIATOR, CEILING LIGHT POINT AND COVED CEILING. DOUBLE BUILT-IN DOUBLE WARDROBE WITH HANGING RAILS AND SHELVEING WITH DOUBLE DOORS. TV / SATELLITE AND TELEPHONE POINTS.

#### BATHROOM

FULLY TILED AND COMPRISES OF GOOD SIZE SHOWER CUBICLE WITH SLIDING DOORS WHICH HAS INTERNAL PANELLLED WALLS AND MIRA SPORT ELECTRIC SHOWER. INSET CEILING LIGHT SPOTS AND EXTRACTOR. UNIT INSET WASH BASIN WITH CUPBOARD STORAGE BENEATH WITH QUALITY MIXER TAP. MIRROR FRONTED AND SHELVED BATHROOM CABINET INCLUDING SHAVER SOCKET. CONCEALED WC WITH STORE CUPBOARD TO SIDE. COVED CEILING AND DOUBLE RADIATOR.

#### GARAGE

ELECTRIC ROLLER SHUTTER DOOR TO FRONT. PEDESTRIAN FULL HEIGHT UPVC DOOR TO SIDE. CONCRETE BASE AND BENEFIT OF LIGHT, POWER AND WATER.

#### GARDENS

GATED ACCESS OFF THE DRIVEWAY WITH FLAGGED WALKWAY TO REAR DOOR / GARAGE AND CONSERVATORY. LAWNED REAR GARDEN WITH BRICK WALL TO 3 SIDES PROVIDING HIGH DEGREE OF PRIVACY AND SECURITY WITH SHRUB BORDERS ADJACENT. TO THE SIDE THERE IS FLAGGED AREA WITH SPACE AND BASE FOR SHED. GATED ACCESS OUT TO THE FRONT GARDEN WHICH IS LAWNED WITH LOW LEVEL ORNAMENTAL BRICK WALL WITH SHRUBS BETWEEN. CONCRETE DRIVEWAY AND WROUGHT IRON GATE. ALSO HAVE A FLAGGED RAMP WITH WROUGHT IRON BALUSTRAD LEADING TO KITCHEN DOOR FOR EASY ACCESS.

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



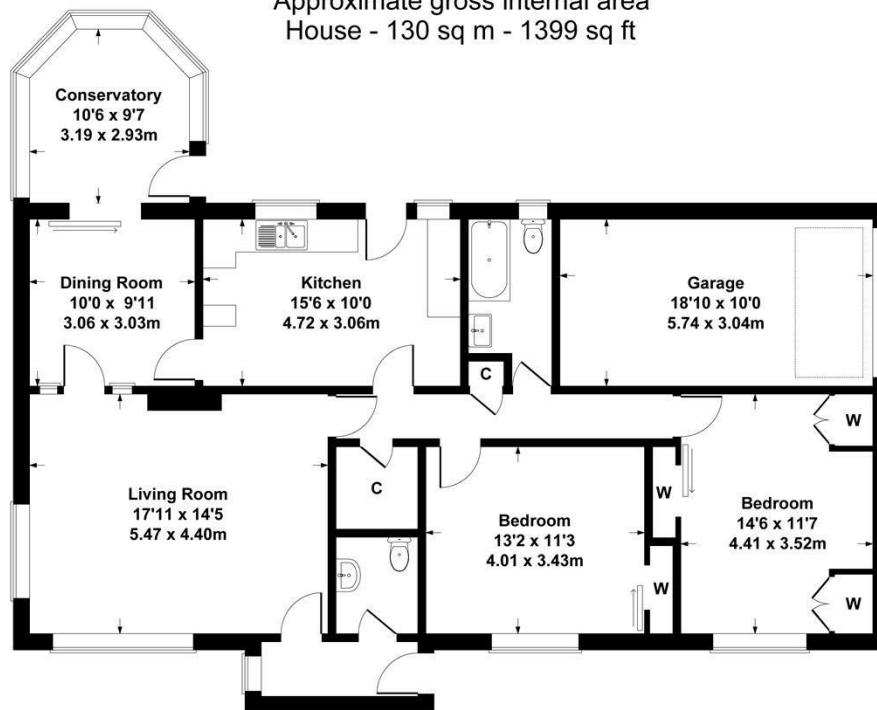


Call us to arrange a viewing on **01609 771959**



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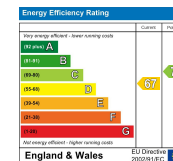
Approximate gross internal area  
House - 130 sq m - 1399 sq ft



## 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.

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  - 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.
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