



88 TURKER LANE, NORTHALLERTON

OFFERS IN THE REGION OF £260,000



Northallerton
Estate Agency



Turker Lane

Northallerton, DL6 1QD

PROPERTY COMPRISES OF BRICK BUILT 3-BEDROOM DETACHED BUNGALOW WITH GARAGE, SITUATED ON A QUIET SOUGHT AFTER RESIDENTIAL LOCATION ON THE OUTSKIRTS OF NORTHALLERTON WITHIN WALKING DISTANCE OF THE BEAUTIFUL COUNTRYSIDE AND TOWN. PROPERTY HAS UVPC WINDOWS THROUGHOUT AND HAS GAS CENTRAL HEATING.

- DETACHED BUNGALOW
- GARAGE
- CONSERVATORY

- 3 BEDROOMS
- SOUGHT AFTER LOCATION
- WALKING DISTANCE FROM TOWN



ENTRANCE

HARD WOOD FRONT DOOR WITH COVERED ENTRANCE LEADING INTO A L SHAPED ENTRANCE HALL GIVING ACCESS TO ALL ROOMS. RADIATOR AND TWO CEILING LIGHT POINTS.

LIVING/DINING ROOM

SITTING AREA WITH FEATURE FIRE PLACE WITH MAHOGANY SURROUND, MARBLE HARTH AND BACK PLATE WITH INSET GAS FIRE. TV POINT, DOUBLE RADIATOR, CEILING LIGHT POINT, 2 CEILING LIGHT POINTS IN DINING AREA AND A SINGLE RADIATOR.

KITCHEN

RANGE OF BASE AND WALL UNITS WITH GRANITE EFFECT WORKTOP, INSET 4 RING GAS HOB WITH INSET ELECTRIC OVEN. INSET SINGLE SINK, SPACE AND PLUMBING FOR WASHER, SPACE FOR FRIDGE/FREEZER, COULD BE A BREAKFAST KITCHEN AS IS BIG ENOUGH FOR A TABLE, CEILING LIGHT POINT AND RADIATOR.

CONSERVATORY

GLAZED TO 3 SIDES WITH FRENCH DOORS LEADING OUT TO PATIO, WOOD LAMINATE FLOOR, DISPLAY WINDOW LEDGES, FLUSH MOUNTED WALL LIGHT POINT.

BEDROOM1

GOOD SIZE BEDROOM WITH RADIATOR AND CEILING LIGHT POINT.

BEDROOM2

RADIATOR, CEILING LIGHT POINT, BUILT IN AIRING CUPBOARD HOUSING IMMERSION HEATER WITH SHELVES ABOVE.

BEDROOM3

GOOD SIZE ROOM WITH CEILING LIGHT POINT, RADIATOR

SHOWERROOM

WALL LENGTH WALK-IN SHOWER WITH THERMOSTAT TO CONTROL TEMPERATURE, SEPARATE SHOWER ATTACHMENTS, ONE WALL SHOWER AND ONE DETACHABLE HAND SHOWER. MATCHING DUO FLUSH TOILET AND UNIT INSET WASH BASIN WITH CUPBOARD BELOW, MIRROR FRONTED WALL MOUNTED BATHROOM CABINET WITH SHAVER SOCKET, INSET CEILING SPOTLIGHTS AND INSET EXTRACTOR FAN.

GARAGE

UP AND OVER DOOR ENJOYING THE BENEFIT OF LIGHT AND POWER, OPAQUE GLAZED DOOR TO REAR, GOOD SIZE, CONCRETE FLOOR, WALL MOUNTED CONDENSING BOILER.

GARDEN

POST END PLANK FENCE TO FRONT OF THE PROPERTY WITH LAWN AND FLAGGED WALKWAY LEADING TO THE REAR OF THE PROPERTY ON BOTH SIDES. OFFSET FLAGGED DRIVEWAY BIG ENOUGH FOR TWO CARS, LEADING TO GARAGE. REAR GARDEN COMPRISES OF A FLAGGED WALKWAY, LAWNED GARDEN WITH SHRUB BOARDERS, PERGOLA WITH FLAGGED PATIO. GOOD SIZED GARDEN.

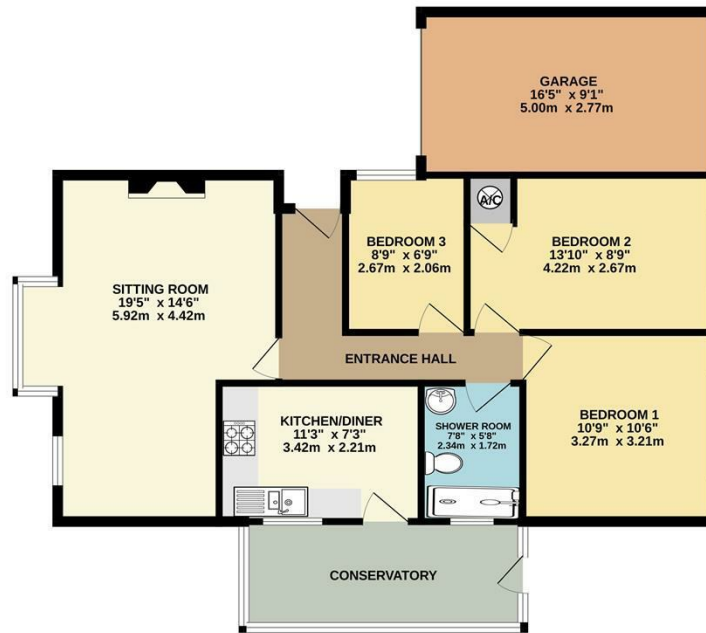
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - D
EPC - D



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

GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



88 TURNER LANE, NORTHALLERTON, NORTH YORKSHIRE DL6 1QQ

TOTAL FLOOR AREA: 948 sq ft (88.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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.
Made with Metagon 10/2015



Energy Efficiency Rating		Current	Potential
100-120 kWh/m²/yr	A		
81-100 kWh/m²/yr	B		
61-80 kWh/m²/yr	C		
41-60 kWh/m²/yr	D		
21-40 kWh/m²/yr	E		
1-20 kWh/m²/yr	F		
0-20 kWh/m²/yr	G		
All energy related - higher saving 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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