



104 TURKER LANE, NORTHALLERTON

OFFERS IN THE REGION OF £350,000



Northallerton
Estate Agency



Turker Lane

Northallerton, DL6 1QD

THE PROPERTY IS COMPRISED OF A BRICK BUILD 2-BEDROOM DETACHED BUNGALOW WITH A MODERN CONCRETE TILED ROOF AND DETACHED DOUBLE GARAGE WITH PARKING FOR MULTIPLE VEHICLES, WELL LAID OUT AND SPACIOUS PROPERTY. THE PROPERTY ENJOYS THE BENEFIT OF BEING IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION, ADJACENT TO OPEN COUNTRYSIDE. UVPC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING.

- 2-BEDROOM
- HIGHLY SOUGHT AFTER LOCATION
- DETACHED DOUBLE GARAGE
- NO CHAIN
- DETACHED BUNGALOW
- ENSUITE
- PARKING FOR MULTIPLE VEHICLES
- QUALITY FITTED CARPETED THROUGHOUT



ENTRANCE

ENTERING THROUGH A UVPC DOOR INTO AN ENTRANCE LOBBY ENJOYING CEILING LIGHT POINT, RADIATOR AND SIDE WINDOW.

LOUNGE

ENJOYS COVED CEILING, 2 X CEILING LIGHT POINTS, DOUBLE & SINGLE RADIATOR, TV & PHONE POINT, CUT MARBLE HEARTH, SURROUND AND MANTLE SHELF WITH INSET LIVING FLAME GAS FIRE, ARCH WAY THROUGH TO DINING ROOM.

DINING ROOM

ENJOYS COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, HATCH THROUGH FROM KITCHEN. PATIO DOORS LEADING TO GARDEN.

KITCHEN

ENJOYS A GOOD RANGE OF BASE AND WALL CUPBOARDS, GRANITE EFFECT WORKSURFACES WITH INSET 1 1/2 BOWL SINGLE DRAINER STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAP OVER, UNIT INSET 4 RING BOSCH CERAMIC HOB WITH NEFF SINGLE OVEN AND GRILL, EXTRACTOR HOOD WITH LIGHT AND FAN ABOVE, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE AND FREEZER, TILED SPLASHBACKS, WALL MOUNTED WORCESTER CONDENSING GAS FIRED CENTRAL HEATING BOILER, INSET CEILING SPOTLIGHTS, RADIATOR, PHONE POINT WITH ACCESS TO ENCLOSED PORCH WITH POWER AND LIGHT. WOOD EFFECT VINYLE FLOORING. DOOR GIVING ACCESS TO SIDE ENTRANCE.

INNER HALLWAY

GIVING ACCESS TO BEDROOMS, BATHROOM AND AIRING CUPBOARD WITH SHELVES, HOT WATER CYLINDER WITH IMMERSION HEATER.

BEDROOM 1 / EN SUITE

COVED CEILING CENTRE CEILING LIGHT POINT, RADIATOR, TV POINT AND ENSUITE COMPRISING OF FULLY TILED CORNER SHOWER CUBICLE WITH LOW ENTRY TRAY, SLIDING DOORS TO FRONT, DRENCH AND SHOWER ATTACHMENT, THERMOSTATICALLY CONTROLLED MAINS SHOWER WITH SEAT, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH AND EASY TURN MIXER TAPS OVER, ILLUMINATED MIRROR INCORPORATING SHAVER SOCKET / DEMISTER PAD, CONCEALED CISTERN TOILET, WALL MOUNTED CHROME HEATED TOWEL RAIL, INSET CEILING SPOTLIGHTS, INSET EXTRACTOR. WOOD EFFECT VINYLE FLOORING.

BEDROOM 2

TWIN WINDOWS TO FRONT, TWIN RADS, TV AND PHONE POINT.

BATHROOM

1/2 TILED WALLS, QUALITY WHITE SUITE COMPRISING PANELLED BATH WITH MIXER TAPS WITH SHOWER ATTACHMENT, MATCHING PEDESTAL WASHBASIN WITH EASY TURN MIXER TURN TAPS, DUO FLUSH TOILET, WALL MOUNTED EXTRACTOR, CEILING MOUNTED SPOTLIGHTS, WALL MOUNTED SHAVER SOCKET, WOOD EFFECT VINYLE FLOORING.

GARDEN

LAWNED FRONT GARDEN WITH TARMACADAM DRIVEWAY LEADING DOWN TO HARDSTANDING AREA FOR VEHICLES AND DETACHED DOUBLE GARAGE, INDIAN STONE WALKWAY OFF THE DRIVEWAY WITH STEPS UP TO FRONT DOOR. REAR GARDEN IS ACCESSED THROUGH WOODEN GATE. GARDEN ENJOYS GENEROUSLY PROPORTIONED PATIO RUNNING THE FULL WIDTH OF THE PROPERTY AND STONE CIRCLE IN GARDEN, COMPLETED WITH LAWNED AREA WITH SHRUB BORDERS AND POST AND PLANK FENCING. EXTERNAL POWER AND WATER TAP.

DOUBLE DETACHED GARAGE

DETACHED DOUBLE GARAGE - BRICK BUILT WITH CLAY PANTILE ROOF, UP AND OVER DOOR TO FRONT, PEDESTRIAN DOOR TO SIDE, ENJOYS THE BENEFIT OF LIGHT AND POWER AND SITS ON A CONCRETE BASE.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYC TAX BAND - D

EPC - C

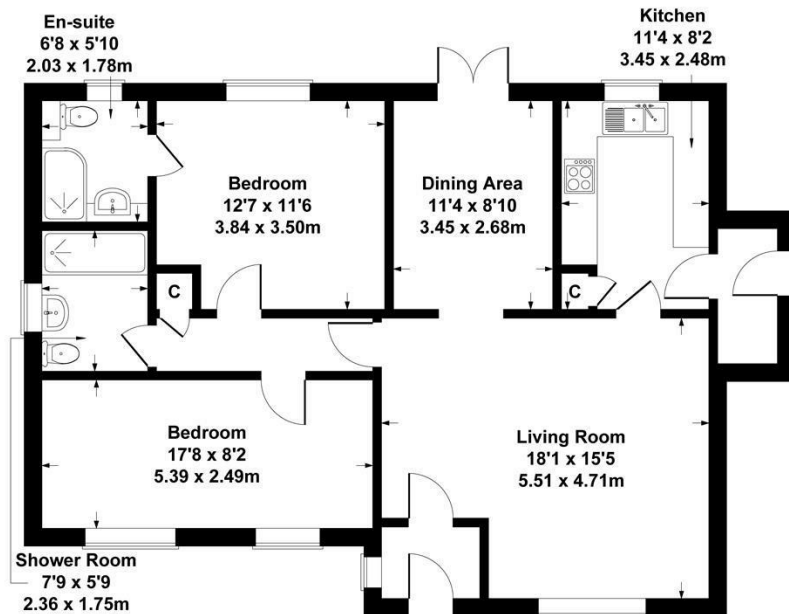


Call us to arrange a viewing on **01609 771959**

104 Turker Lane, Northallerton

Approximate gross internal area

House - 90 sq m - 969 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
75	76
England & Wales	

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 importance 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



Northallerton
Estate Agency