



17 CROSSBECK ROAD, NORTHALLERTON

GUIDE PRICE £225,000



Northallerton  
Estate Agency





# Crossbeck Road

Northallerton, DL6 1QZ

17 CROSSBECK ROAD IS A LINK SEMI DETACHED FAMILY HOME WITH UPVC WINDOWS AND DOORS, GAS FIRED CENTRAL HEATING AND GOOD SIZED SOUTH WEST FACING REAR GARDEN. THIS PROPERTY IS WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN, GOOD PRIMARY AND SECONDARY SCHOOLS AND MAINLINE TRAINS TO YORK, LONDON AND EDINBURGH. THIS IS A MUST SEE AND WELL MAINTAINED FAMILY HOME.

- OFF STREET PARKING
- SOUTH WEST REAR GARDEN
- UPVC AND GAS FIRED CENTRAL HEATING
- UTILITY ROOM
- QUALITY KITCHEN
- WALKING DISTANCE TO TOWN CENTRE AND GOOD SCHOOLS



## ENTRANCE HALL

RADIATOR, CEILING LIGHT POINT, STAIRS UP AND UNDER STAIR CUPBOARD

## LIVING ROOM / DINING ROOM

QUALITY OAK DOOR INTO A SPLIT SITTING AND DINING ROOM. PANELLED WALLS, FEATURE FIRE PLACE WITH ELECTRIC FIRE, CEILING LIGHT POINT, DOUBLE RADIATOR AND TV POINT. IN THE DINING AREA THERE IS CEILING LIGHT POINT, DOUBLE RADIATOR AND FRENCH DOORS OUT TO THE GARDEN AREA.

## KITCHEN

GOOD RANGE OF QUALITY OAK BASE AND WALL UNITS, SINGLE SINK AND DRAINER WITH MIXER TAP, 4 RING SIEMANS HOB AND BELLING ELECTRIC DOUBLE OVEN, SPLASHBACK, EXTRACTOR AND LIGHT, SPACE FOR WASHING MACHINE AND DISHWASHER, BESPOKE LARDER UNIT WITH SPACE TO HOUSE FRIDGE FREEZER AND PLENTY OF STORAGE CUPBOARDS.

## REAR HALLWAY

THIS SPACE HAS UPVC DOORS TO THE FRONT AND THE REAR ALLOWING ACCESS FROM THE FRONT OF THE PROPERTY TO THE BACK WITHOUT ENTRANCE TO THE HOUSE. IT HAS CEILING LIGHT POINT AND POWER AND GIVES ACCESS TO UTILITY ROOM AND LARDER CUPBOARD.

## UTILITY

HAS A RANGE OF BASE AND WALL CUPBOARDS, CEILING LIGHT POINT AND SPACE FOR A TUMBLE DRYER.

## BEDROOM 1

GOOD SIZE DOUBLE BEDROOM WITH CEILING LIGHT POINT, TRIPLE WARDROBES, DOUBLE RADIATOR, TV POINT AND OVERBED LIGHT.

## BEDROOM 2

CUPBOARD HOUSING VIESMAN VITADENS GAS FIRED BOILER, CEILING LIGHT POINT, RADIATOR

## BEDROOM 3

RADIATOR AND CEILING LIGHT POINT

## BATHROOM

LOW ACCESS DOUBLE LENGTH SHOWER CUBICLE WITH AQUALISA MAINS SHOWER WITH MARINE BOARD SHOWER PANELS, WASH BASIN WITH CUPBOARDS BELOW, QUALITY MIXER TAP, WC, EXTRACTOR FAN, CONTEMPORARY RADIATOR AND CEILING LIGHT SPOTS.

## GARDEN

PATIO AND FLAGGED AREA WITH NATURAL STONE SLABS, LAWNED AREA, WOOD CHIPPED CHILDRENS PLAY AREA, SHED SPACE AND WORKSHOP, POST AND PLANK FENCING AND OUTDOOR ELECTRICAL SOCKET.

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

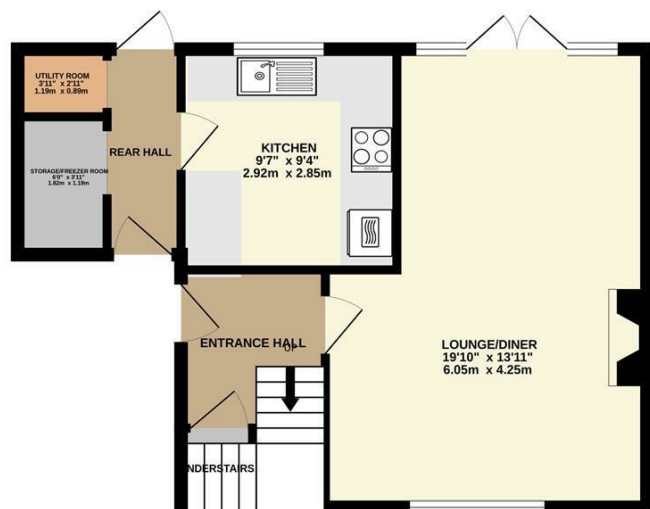
TENURE - FREEHOLD  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - B  
EPC - D



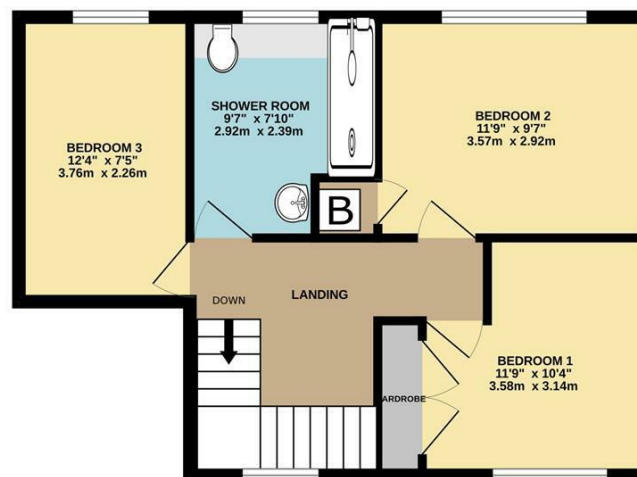


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



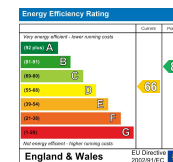
1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



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TOTAL FLOOR AREA : 946 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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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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  - 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.

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