

32 FRIARS CLOSE, NORTHALLERTON

OFFERS IN THE REGION OF £215,000

Northallerton Estate Agency





Friars Close

Northallerton, DL6 2FA

The property comprises a brick built with clay tile roof, 3-bedroom mid-terraced modern family house situated in a highly sought after new build development area of Northallerton with local amenities within walking distance. The property is a well laid out, spacious and well-presented house and enjoys UVPC throughout, gas fired central heating and low maintenance garden.

- 3 bedroom
- En-suite
- Low maintenance garden
- Mid-terraced family house
- New build
- Parking for 2 vehicles

Entrance
Entering the property through UVPC double glazed door with upper etched glass panels into entrance hall with stairs to first floor, ceiling light point, radiator, door to downstairs w/c.

Downstairs w/c
Tile effect floor, duo flush toilet, corner washbasin with tiled splashbacks, ceiling light point.

Sitting room
Centre ceiling light point, radiator, TV and phone point. Door to under stairs storage cupboard.

Dining Kitchen
Nicely laid out as an open plan kitchen diner enjoying a contemporary range of base and wall cupboards with wood effect worksurfaces with inset 1 ½ bowl single drain moulded sink unit with quality mixer taps over, unit inset 4-ring hob with unit matched extractor over with light and fan, brushed steel and glass oven beneath, space and plumbing for washing machine and dishwasher, space for fridge freezer, centre ceiling light point. Dining area enjoying radiator and ceiling light point, quality tile effect floor, full height French doors out to the rear garden.

Landing
Ceiling light point, attic access, good size storage cupboard.

Bedroom 1
Ceiling light point, radiator, over stairs recessed storage cupboard, door to en-suite comprising tile effect floor, shower panelled shower cubicle with pivoted door to front, thermostatically controlled mains shower with drench and shower attachment, matching pedestal washbasin with tiled splashbacks, duo flush toilet, wall mounted shelving, inset ceiling extractor and spotlights, radiator.

Bedroom 2
Ceiling light point, radiator.

Bedroom 3
Wood laminate floor, ceiling light point, radiator.

Bathroom
White suite comprising panelled bath with ½ tiled walls around, pedestal washbasin, duo flush toilet, radiator, inset ceiling spotlights, ceiling mounted extractor.

Garden
The front of the property comprises a flagged walkway surrounded by lawns in front of the door and beyond the walkway. Rear garden enjoys post and plank fencing, 2 areas of Indian stone patio with central lawn area, gated access to the rear giving access to parking for 2 vehicles.

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









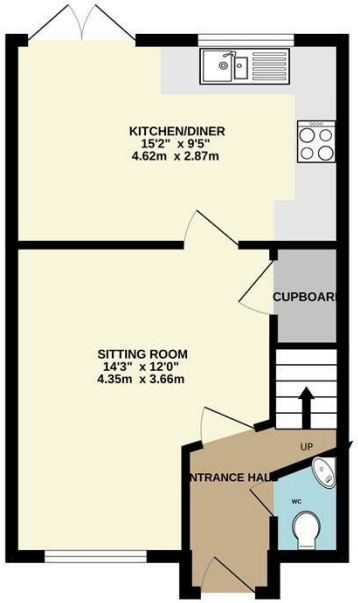




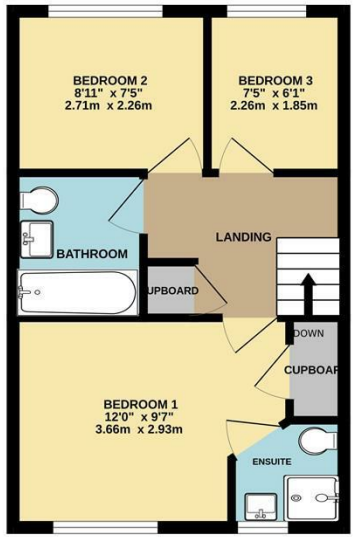


Call us to arrange a viewing on 01609 771959

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



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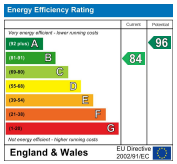
TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

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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The Property Ombudsman
RICS

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