



28 BISHOPSGARTH, SPRINGWELL LANE,  
NORTHALLERTON  
OFFERS IN THE REGION OF £170,000



Northallerton  
Estate Agency





# Bishopsgarth,

Northallerton, DL7 8QU

28 BISHOPSGARTH COMPRISES OF A BRICK BUILT WITH CLAY PANTILE ROOF 2 BED SEMI-DETACHED HOUSE WITH DETACHED GARAGE, WITH UVPC DOUBLE GLAZED THROUGH AND GAS FIRED CENTRAL HEATING AND GARDEN TO FRONT AND REAR. THIS PROPERTY IS IN A QUIET HIGHLY SOUGHT AFTER AREA OF ROMANBY WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION. BENEFIT OF LOW COUNCIL TAX BAND B.

- 2 BED SEMI DETACHED
- SOUGHT AFTER LOCATION
- WALKING DISTANCE OF TOWN AND TRAIN STATION

- GARAGE
- GAS FIRED CENTRAL HEATING
- UVPC THROUGHOUT



#### ENTRANCE

UNDERCOVER ENTRANCE WITH FLUSH MOUNTED LIGHT, STEP UP TO UVPC DOOR WITH CENTRAL ETCHED, COLOUR AND LEADED FRONT DOOR. LOBBY COMPRISED OF RADIATOR, CEILING LIGHT POINT, COVED CEILING AND STAIRS TO FIRST FLOOR.

#### SITTING ROOM

COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, TV & PHONE POINT, FEATURE FIRE PLACE WITH HARD WOOD SURROUND, TILED HEARTH AND BACKPLATE, HEARTH MOUNTED ELECTRIC FIRE, ARCHWAY WITH ETCHED GLASS SLIDING DOORS THROUGH TO KITCHEN DINER.

#### KITCHEN DINER

RANGE OF BASE AND WALL UNITS AND WORKSURFACES WITH INSET SINGLE DRAIN, SINGLE BOWL STAINLESS STEEL SINK UNIT, QUALITY MIXER TAPS OVER, TILED SPLASHBACKS, SPACE AND PLUMBING FOR WASHING MACHINE, PLUMBING FOR GAS OR ELECTRIC COOKER, EXTRACTOR OVER WITH FAN AND LIGHT, SPACE FOR FRIDGE/FREEZER, CEILING LIGHT POINT, COVED CEILING, DOOR TO SUBSTANTIAL UNDERSTAIRS CUPBOARD. DINER AREA COMPRISES OF CEILING LIGHT POINT, COVED CEILING, DOUBLE RADIATOR, FULL HIGHT FRENCH PATIO DOORS GIVING ACCESS TO REAR PATIO AND GARDEN.

#### LANDING

CEILING LIGHT POINT, ATTIC ACCESS, BOILER CUPBOARD HOUSING WEISMAN COMBI BOILER, SHELVES USEFUL FOR STORAGE.

#### BEDROOM1

COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, USEFUL RECESSED AREA WHICH WOULD HOUSE A WARDROBE NICELY, DOOR TO OVER STAIRS STORAGE.

#### BEDROOM2

CEILING LIGHT POINT, COVED CEILING, DOUBLE RADIATOR

#### SHOWERROOM

HALF TILED TO 3 WALLS AND FULL TILED TO 1 WALL, CORNER MOUNTED SHOWER CUBICLE WITH SLIDING DOORS, WALL MOUNTED SPRINT ELECTRIC SHOWER, MATCHING PEDESTAL WASHBASIN AND TOILET, CEILING LIGHT POINT, RADIATOR AND WALL MOUNTED MIRROR FRONTED CABINET.

#### GARAGE

BRICK BUILT WITH CLAY PANTILE ROOF UP AND OVER GARAGE DOOR TO THE FRONT, WINDOW TO THE SIDE.

#### GARDEN

THE PROPERTY ENJOYS GOOD SIZE LAWNED FRONT WITH FLAGGED DRIVEWAY LEADING DOWN TO THE DETACHED GARAGE OFFERING HARDSTANDING FOR 4 PLUS VEHICLES. REAR GARDEN GIVES A COTTAGE STYLE FLAGGED WALKWAY AND SEATING AREA, RAISED SHRUBBERY, STEPS DOWN TO SLIGHTLY SUNKEN GARDEN WHICH IS CHIPPED WITH SHRUBS AND HEDGED BOUNDARY.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - TEL. NO. 01609 771959

TENURE - LEASEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - TBC





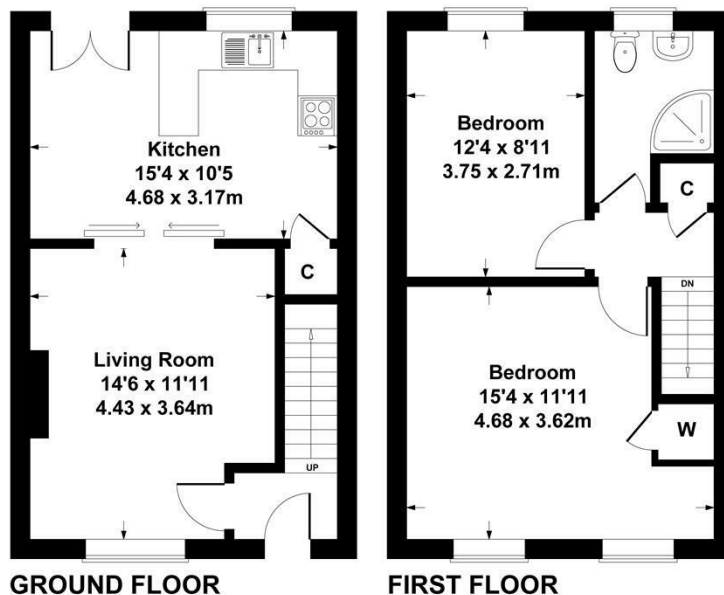
Call us to arrange a viewing on **01609 771959**



## 28 Bishopsgarth, DL7 8QU

Approximate gross internal area

House - 73 sq m - 786 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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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	
EU Directive 2002/91/EC	

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