



CROSBY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £290,000



Northallerton  
Estate Agency





# Crosby Road

Northallerton, DL6 1AG

**IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON.**

- **FULLY REFURBISHED**
- **LARGE GARDENS**
- **UTILITY ROOM**
- **NEW BATHROOM**
- **DETACHED GARAGE**
- **DRIVEWAY**
- **NEW KITCHEN**
- **CHAIN FREE**



94 Crosby road is a stunning recently refurbished throughout, three bedroom family home. The property sits on a generous plot with scope for extension subject to purchasers requirements and planning permission. Externally the property enjoys a large driveway with a stunning grass rockery and lawn to the front. There is a detached garage and to the rear of the property is a substantial garden with a chippings walkway and large lawn area. Internally the property has been updated to a high standard with all new floorings, oak doors and freshly decorated throughout. The sitting room is spacious and airy and enjoys a large bay window to the front with an open chimney breast to allow for an open fire. The property enjoys a downstairs w/c and utility room. The kitchen/diner is modern and stylish with a quality fitted range of base and wall cupboards, fitted dishwasher, fitted fridge and freezer and a built in Belling triple oven with a 5 ring electric hob over. Upstairs there are two large double bedrooms and a single with the front bedroom enjoying a bay window giving that extra degree of

natural light. Both double bedrooms boast stylish built in wardrobes and cupboards. The Bathroom is quality fitted comprising a modern white three piece suite suite, with a mains bar shower over and a chrome heated towel rail.

## VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

## TENURE

Freehold with Vacant Possession on completion.

## SERVICES

Mains water, electric , gas and drainage.

NYCC COUNCIL TAX BAND - C

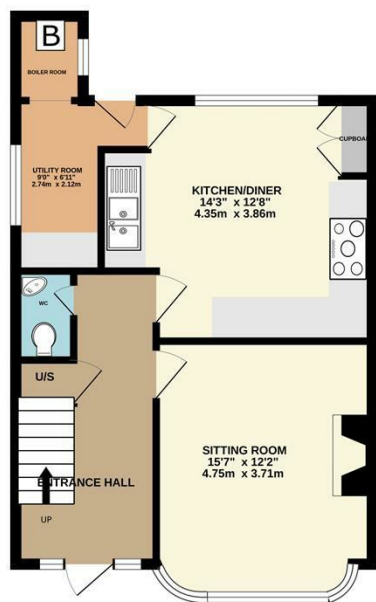




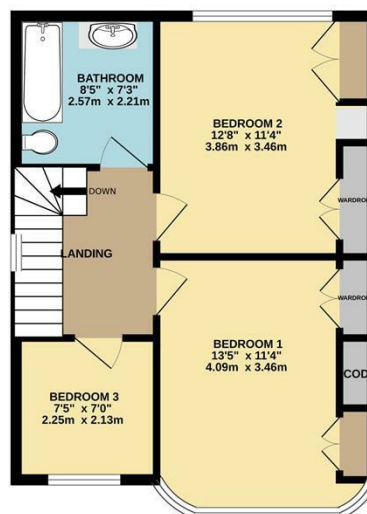
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



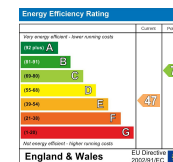
1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



94 CROSBY ROAD, NORTHALLERTON, NORTH YORKSHIRE. DL6 1AG

TOTAL FLOOR AREA: 957 sq.ft. (88.9 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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- 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.

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