



1 GOSECROFT GARDENS,  
NORTHALLERTON  
£220,000



Northallerton  
Estate Agency



# Goosecroft Gardens

Northallerton, DL6 1EJ

A GOOD SIZED 4 BEDROOM END OF TERRACE HOUSE WITHIN WALKING DISTANCE OF NORTHALLERTON MARKET TOWN AND THE LEISURE CENTRE. THIS PROPERTY IS IN NEED OF MODERNISATION HOWEVER IS PRICED TO REFLECT WHAT COULD BE A GOOD SIZE FAMILY HOME.

- CHAIN FREE
- LOTS OFF OFF ROAD PARKING
- GAS FIRED CENTRAL HEATING
- GARAGE
- SOUGHT AFTER LOCATION
- WORKSHOP AND GREENHOUSE



## ENTRANCE HALL

CEILING LIGHT POINT AND STAIRS UP

## SITTING ROOM

COVED CEILING, CEILING LIGHT POINT, FEATURE FIREPLACE, TV AND PHONE POINT, STORAGE CUPBOARD

## KITCHEN DINER

LIGHT OAK BASE AND WALL UNITS, 1 & 1/2 SINK AND DRAINER, 4 RING INSET GAS HOB AND DOUBLE OVEN BELOW, EXTRACTOR FAN, SPACE FOR WASHING MACHINE AND FRIDGE FREEZER, CEILING LIGHT POINT AND BREAKFAST BAR LEADING INTO THE DINING AREA WITH CEILING LIGHT POINT AND DOOR INTO THE REAR HALL

## CONSERVATORY

WOOD PARQUET FLOORING, GLASS ROOM AND FRENCH DOORS OUT TO THE GARDENS

## DOWNSTAIRS WC

CEILING LIGHT POINT, LOW LEVEL WC AND CORNER WASH BASIN.

## LANDING

CEILING LIGHT POINT AND AIRING CUPBOARD

## BEDROOM 1

DOUBLE ROOM, CEILING LIGHT POINT, RADIATOR

## BEDROOM 2

CEILING LIGHT POINT, RADIATOR

## BEDROOM 3

CEILING LIGHT POINT, RADIATOR

## BEDROOM 4

CEILING LIGHT POINT, RADIATOR AND OVER STAIR CUPBOARD

## BATHROOM

BATH WITH RED RING ELECTRIC OVER SHOWER, WASH BASIN, WC, CEILING LIGHT POINT, RADIATOR

## GARDEN

GOOD SIZED GARDEN WITH GREENHOUSE AND WORKSHOP WITH POWER AND CEILING LIGHT POINT.

## GARAGE

GARAGE WITH UP AND OVER DOOR WITH A LARGE AREA OF ADDITIONAL LAND WHICH WOULD BE GOOD AS ADDITIONAL PARKING FOR CARAVAN OR MOTORHOME.

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

TENURE - FREEHOLD

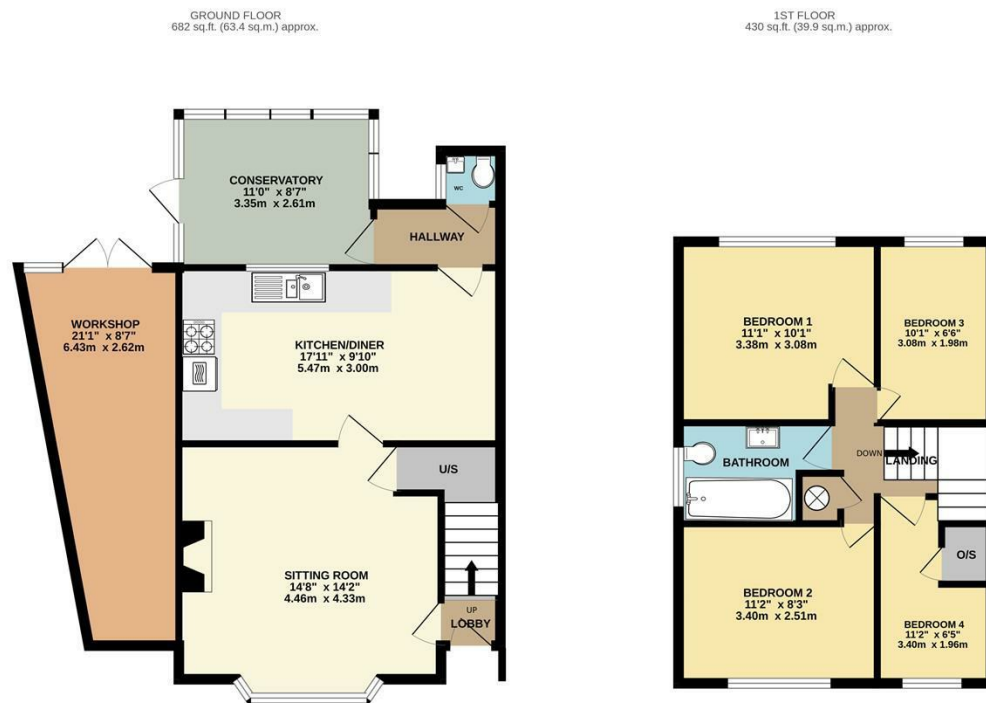
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

EPC - TBC



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



1 GOOSECROFT GARDENS, NORTHALLERTON, DL6 1EJ

TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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| Energy Efficiency Rating                     |   | Current                 | Potential |
|----------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lowest running costs | A |                         |           |
| 111-121                                      | B |                         |           |
| 105-115                                      | C |                         |           |
| 100-104                                      | D |                         |           |
| 95-99                                        | E |                         |           |
| 90-94                                        | F |                         |           |
| 85-89                                        | G |                         |           |
| Below 85                                     |   |                         |           |
| Not energy efficient - higher running costs  |   |                         |           |
| England & Wales                              |   | EU Directive 2002/91/EC |           |

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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



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