



10 WILLOW ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £350,000



Northallerton  
Estate Agency



# Willow Road

Northallerton, DL7 8RX

THE PROPERTY COMPRISES OF A BRICK BUILT WITH CLAY PANTILE ROOF, 3-BEDROOM SUBSTANTIAL DETACHED FAMILY HOUSE ON A GOOD-SIZED PLOT WITH A GARAGE AND SCOPE FOR FUTURE DEVELOPMENT, SITUATED IN A HIGHLY SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET, TRAIN STATION AND PRIMARY SCHOOL. PROPERTY ENJOYS UVPC DOUBLE GLAZING WITH GAS CENTRAL HEATING, PATIO AREA AND LAWNS TO THE REAR ENCLOSED WITH POST AND PLANK FENCING.

- 3 BEDROOMS
- GARAGE
- HIGHLY SOUGHT AFTER AREA
- DETACHED HOUSE
- IDEAL FAMILY HOME
- SCOPE FOR FUTURE DEVELOPMENT



#### ENTRANCE

UVPC DOUBLE GLAZED FRONT DOOR WITH CENTRAL ETCHED GLASS, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, DOUBLE RADIATOR, DOOR TO W/C.

#### W/C

LOW LEVEL TOILET WITH WALL MOUNTED WASH BASIN, TILED SPLASHBACKS, WALL MOUNTED EXTRACTOR AND USEFUL UNDERSTAIRS STORAGE AREA.

#### KITCHEN

RANGE OF LIGHT OAK BASE AND WALL UNITS, WORK SURFACES WITH INSET 1 & ½ BOWL SINGLE DRAIN STAINLESS STEEL SINK UNIT, INSET 4 RING ELECTRIC HOB WITH MATCHING OVEN AND GRILL WITH MATCHING EXTRACTOR WITH FAN AND LIGHT, SPACE FOR FRIDGE, CEILING LIGHT POINT, DOUBLE RADIATOR, TILED SPLASHBACKS, DOOR TO SIDE GIVES ACCESS TO GARAGE.

#### SITTING ROOM

OPEN PLAN LIVING DINING AREA, WITH DOUBLE RADIATOR X 2, CEILING LIGHT POINT, FEATURE FIREPLACE COMPRISING OF CARVED SURROUND WITH TILED BACKPLATE AND HEARTH.

#### DINING ROOM

COVERED CEILING, CEILING LIGHT POINT, DOOR TO KITCHEN, FULL HEIGHT FRENCH DOORS OUT TO GARDEN.

#### LANDING

ATTIC ACCESS, WINDOW TO SIDE PROVIDING NATURAL LIGHT.

#### BEDROOM 1

CEILING LIGHT POINT, RADIATOR.

#### BEDROOM 2

CEILING LIGHT POINT, RADIATOR, FITTED WALL LENGTH WARDROBES WITH MIRROR FRONTED SLIDING DOORS TO FRONT WITH SHELVES AND RAILS INTERNALLY, PHONE POINT.

#### BEDROOM 3

CEILING LIGHT POINT, RADIATOR.

#### BATHROOM

LIGHT SUITE PANELLED BATH, FULLY TILED AROUND WITH WALL MOUNTED MIRA ELECTRIC SHOWER, MATCHING PEDESTAL WASHBASIN AND TOILET, ½ TILED WALLS TO 2 SIDES, BUILT IN AIRING CUPBOARD HOUSING IMMERSION HEATER WITH SHELVE STORAGE OVER, WALL MOUNTED SHAVER SOCKET, WALLS AND CEILING PINE PANELLED, CENTRAL CEILING LIGHT POINT, RADIATOR.

#### GARDEN

TARMACADAM DRIVE OFFERING HARDSTANDING FOR 2 VEHICLES GIVING ACCESS TO ATTACHED GARAGE. LOW LEVEL BRICK WALL AND LAWNED GARDEN TO FRONT WITH SHRUB BOARDERS, POST AND RAIL TO ONE SIDE, HEDGING TO OTHERS. PROCEEDING ACROSS FRONT WE HAVE A FLAGGED WALKWAY WHICH PASSES COVERED ENTRANCE, FLAGGING LEADS DOWN SIDE TO A 5-BAR GATE GIVING ACCESS TO REAR GARDEN WHICH IS LAID TO FLAGGED PATIO WITH LAWNED AREA, POST AND PLANK FENCE TO 3 SIDES.

#### GARAGE

ENJOYS UP AND OVER DOOR TO FRONT, DOUBLE GLAZED PEDESTRIAN DOOR TO SIDE WITH UPPER ETCHED GLASS PANEL, BUILT IN WORKBENCH, FLOOR MOUNTED BAXI GAS FIRED CENTRAL HEATING BOILER, SPACE AND PLUMBING FOR WASHING MACHINE AND ADDITIONAL APPLIANCES, BENEFIT OF LIGHT AND POWER.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - E

EPC - E



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

## 10 Willow Road, Northallerton, DL7

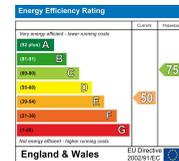
Approximate gross internal area  
House - 143 sq m - 1539 sq ft



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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