



HAILSTONE DRIVE, NORTHALLERTON

ASKING PRICE £200,000



Northallerton  
Estate Agency

# Hailstone Drive

Northallerton, DL6 1SP

A LOVELY SEMI-DETACHED 3 BEDROOM FAMILY HOUSE  
WITH VIEWS OUT ONTO THE COUNTRYSIDE WITHIN  
WALKING DISTANCE OF THE TOWN CENTRE.



75 Hailstone drive is a well presented 3 bedroom property with the added bonus of a conservatory and off street parking. The rear garden enjoys views out onto the open countryside and there is a garage with a small boiler room/work room. Internally the property is fully double glazed and enjoys gas fired central heating. The property is complemented with a good sized living room with a stylish wall mounted gas fire. The kitchen is light and airy with white wall and a base cupboards with space for an electric cooker, fridge, freezer and washing machine.. Leading from the kitchen is the stunning conservatory, proving views out onto the rear of the property. Upstairs the bedrooms are all of a good size with the larger rear bedroom enjoying fitted wardrobes. The family bathroom comprises a stylish three piece suite and a separate shower cubicle with a mains bar shower. The landing houses a handy set of built in cupboards for extra storage. Attic access can be found in the smaller of the rear bedrooms.

- CONSERVATORY
- DOUBLE GLAZED
- CHAIN FREE

- REAR GARDENS
- GARAGE
- GAS FIRED CENTRAL HEATING

#### VIEWING

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

#### TENURE

Freehold with Vacant Possession on completion.

#### SERVICES

Mains water , gas and drainage.

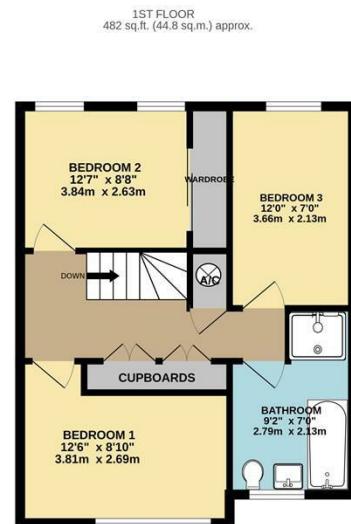
#### NYCC COUNCIL TAX BAND - C

#### EPC - D

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



HAILESTONE DRIVE, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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 inaccuracy in the same. These particulars are not intended to form the basis of any contract and any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

Made with Floorplan 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	Energy efficient - lower running costs		
A++ (A)	A	B6	B6
A+ (B)	B	64	64
A (C)	C		
B (D)	D		
C (E)	E		
D (F)	F		
E (G)	G		
Not energy efficient - higher running costs		EU Directive 2010/31/EU	

England & Wales

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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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