

# **FOR SALE**

**OIR £195,000**

**11 Goosecroft Lane,  
Northallerton**



**Spacious Detached Two Bedroom Bungalow**

**To arrange a viewing contact:**



## **M W Darwin & Sons**



**Chartered Surveyors, Auctioneers, Valuers & Estate Agents**

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## **11 Goosecroft Lane, Northallerton.**

This detached bungalow is located at the head of a quiet residential cul-de-sac, approximately a quarter mile of the town centre. Garage to the side and driveway offering additional parking. Private garden to rear and low maintenance gravelled garden to the front. The property has UPVC framed double glazed windows throughout and has gas fired central heating. The accommodation comprises:

<b><u>Entrance Porch</u></b>	1.37m x 0.76m (4'6" x 2' 6") with white upvc double glazed door and side panels, glazed door to:
<b><u>Entrance Hall</u></b>	4.04 x 1.37m (13' 3" x 4' 6") with wood panelling to walls, radiators and access to airing cupboard with hot water cylinder and shelving,
<b><u>Lounge</u></b>	6.32m x 3.58m (at widest point) (20' 9" x 11' 9") with tiled fire surround with inset coal effect gas fire, radiators, power points, double glazed double patio door to front garden and windows looking out to rear garden.
<b><u>Dining Kitchen</u></b>	4.19m x 3.58m (13' 9" x 8' 9") with a range of fitted floor and wall mounted oak front cupboard units, stainless steel circular sink with mixer tap, 4 ring gas hob, built-in electric double oven, plumbing for washing machine, radiator and power points. Window looking out to rear garden. Glass Panel door to:
<b><u>Conservatory</u></b>	2.13m x 1.83m (7' 0" x 6' 0") with double glazed windows and half glazed door leading to rear garden.
<b><u>Bedroom 1</u></b>	3.58m x 3.28m (11'9" x 10'9") with fitted wardrobe, radiator and power points.
<b><u>Bedroom 2</u></b>	3.58 x 2.67m (11'9" x 8'9") with radiator, power points and window looking out to rear garden.
<b><u>Bathroom</u></b>	2.59 x 1.75m (8'6" x 5'9") with part tiled walls, white suite comprising panelled bath with Mira shower over, grip handles and folding shower screen, pedestal wash basin, W.C. and ladder radiator.

### **External**

Large rear garden with well stocked borders, lawn and aluminium frame greenhouse, external water tap. Semi-detached brick built garage to side with up and over door.

<b><u>Services</u></b>	Mains water, electric, drainage, gas and telephone
<b><u>Council Tax Band</u></b>	Band D as verbally informed by Hambleton District Council.
<b><u>Viewing</u></b>	Strictly by prior appointment with the Agents.
<b><u>EPC Rating</u></b>	TBC
<b><u>Solicitors</u></b>	Freeman Johnson, Darlington.



**Please Note:**all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



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