



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

23 Cleveland Drive, Northallerton



**Spacious Two Bedroom Semi Detached Bungalow
with Gas Fired Central Heating, Double Glazing
Large Garage and Gardens.**

OIR £220,000

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23 Cleveland Drive, Northallerton.

This is a semi-detached bungalow with Garage situated in an established residential area within walking distance of the town centre. The property has a paved driveway with parking available for several vehicles, and mature well maintained gardens to front and rear. The property has gas fired central heating and double glazing, and has been well maintained by the current owner. The accommodation comprises:

Entrance Porch 1.3 x 1.2m (4'3" x 4'0") glazed door to

Entrance Hall 3.9 x 1.2m (12'9" x 4'3"), radiator, storage cupboard, access to loft.



Living Room 5.0 x 3.3m (16'4" x 10'9") with window overlooking the front garden, fitted living flame gas fire, window to side, radiator and power points.



Kitchen 3.45 x 3.0m (11'4" x 9'9") part tiled with range of fitted floor and eye level cupboard units, stainless steel sink unit with centre mixer tap, part tiled walls, extractor fan, **Airing Cupboard** with wall mounted gas fired combination central heating boiler.



Conservatory 3.7 x 3.0m (12'0" x 9'9") double glazed with power points, half glazed door to rear garden.



Bedroom 1 3.9 x 3.0m (12'9" x 9'9") with radiator, window to rear, power points.



Bedroom 2 3.1 x 3.0m (12'9" x 9'9") radiator, power points, window overlooking front garden



Bathroom 2.1 x 2.0m (6'8" x 6'6") part tiled with suite comprising panelled bath with Electric shower over, pedestal wash basin, W.C, radiator, mirrored cabinet.



Garage

7.0 x 4.3m (23'0" x 14'0") at widest point, with **Utility Area** fitted sink, plumbing for washing machine, electric up and over door, personal door to the rear and door to Kitchen.

The property sits in a quiet residential area and the site is private to the rear.



Tenure

Freehold

Services

Mains water, electric, drainage, gas and telephone.

Solicitors

Hunt & Wrigley, Northallerton.

Council Tax Band

Band C as verbally informed by Hambleton District Council

EPC Rating

C

Viewing

Strictly by prior appointment with the Agents.

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.



Contact us for a free no obligation market valuation of your property.

RICS Homebuyers surveys available, contact ourselves for further details.