



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

**1 Dalesbred Row,
Northallerton, DL6 2EG.**



**Immaculate Modern Four Bedroom Detached Property
Gas C H, Double Glazing, Double Garage
and Private Rear Garden**

OIR £395,000

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1 Dalesbred Row, Northallerton

The property is conveniently situated in a quiet cul de sac of only three properties and is shielded from road by a large hedge, and is within a mile of Northallerton town centre, Northallerton College, railway station and leisure facilities. The property has been well maintained throughout and offers generous accommodation, SUDG and gas fired central heating, and would provide an ideal family home. The property has a detached Double Garage, additional parking for two vehicles, double glazing and a private garden to the rear.

The accommodation comprises:

Entrance Hall

4.4 x 2m (14'4" x 6'6") Front door, radiator, staircase to first floor, understairs cupboard, internet cupboard and radiator .



Living Room

4.74 x 3.88m (15'7" x 12'9") with bay window to the front, radiator, fitted log effect electric fire to the fireplace.



Dining Kitchen

8.1 x 3.24m (26'7" x 10'8") with windows and patio doors to the rear garden, Excellent fitted range of ground and eye level cupboard units, stainless steel sink unit with mixer tap, 5 ring gas hob with extractor hood over, double oven, fridge freezer, dish washer, radiators, laminate flooring and cupboard housing gas fired heating boiler.



Study

2.61 x 2.1m (8'7" x 6'11") with window to the front and radiator.



Utility Room/ Cloakroom

2.1 x 1.6m (6'11" x 5'3") with fitted cupboards and sink unit, plumbing for integrated washer drier, laminate flooring, W.C



First Floor

Master Bedroom 3.88 x 3.76m (12'9" x 12'4") max, with window overlooking front garden, fitted wardrobes and radiator.

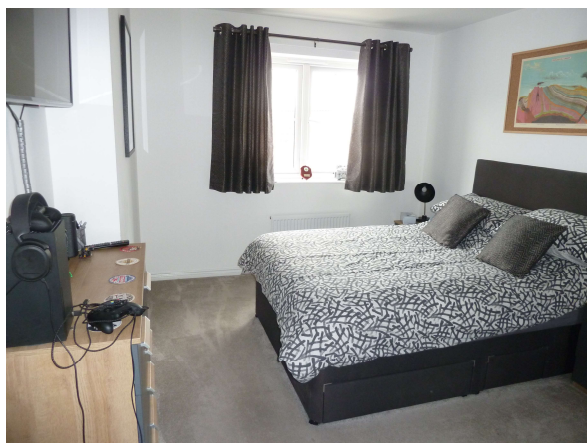


Ensuite Shower Room

part tiled with walk in shower cubicle, pedestal wash basin, W.C and chrome ladder radiator.



Bedroom 2 4.2 x 3.0m (13'9" x 10'0") max, with window overlooking the front, wardrobes and radiator



Bedroom 3 3.43 x 3.09m (11'3" x 10'2") max, with window overlooking the rear, wardrobes and radiator.



Bedroom 4 3.89 x 2.75m (12'9" x 9'0") max, with window overlooking rear garden, Wardrobes and radiator.



Bathroom 2.07 x 1.90m (6'10" x 6'3") with part tiled wall, panelled bath with shower over, shower screen, pedestal wash basin with cupboard under, WC, chrome ladder radiator.



External



Rear elevation



Rear garden



Double Garage

Double Garage with twin up and over doors, electric light and power.

Gardens There is a small mainly lawned front garden accessed via a shared tarmac driveway leading to a brick built twin door double Garage, paved path to front and side leading to enclosed rear garden with paved patio, lawn, fruit trees and raised beds.

Services Mains water, electric, gas and drainage.

Council Tax Band Band E as informed by NYC.

EPC Rating TBC

Viewing Strictly by prior appointment with the Agents.



* Optional door to the living room.

Ground Floor

Kitchen/Dining Room (max)

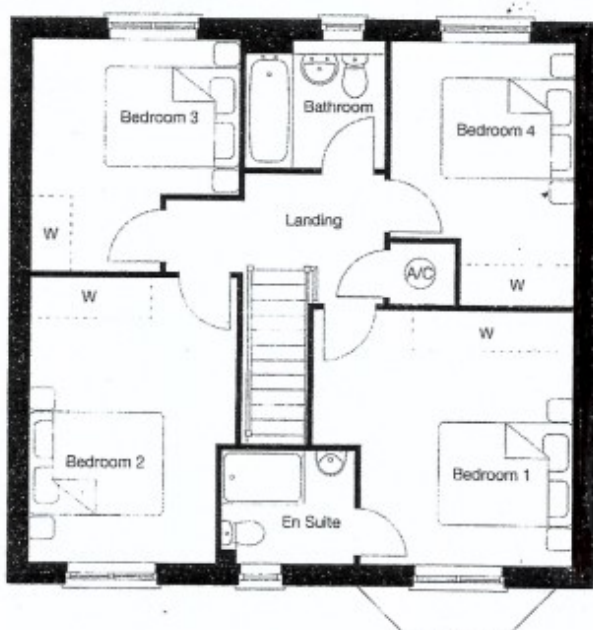
8.10m x 3.24m 26'7" x 10'8"

Study

2.61m x 2.10m 8'7" x 6'11"

Living Room

4.74m x 3.88m 15'7" x 12'9"



First Floor

Master Bedroom (max)

3.88m x 3.76m 12'9" x 12'4"

Bedroom 2 (max)

4.22m x 3.07m 13'10" x 10'1"

Bedroom 3 (max)

3.43m x 3.09m 11'3" x 10'2"

Bedroom 4 (max)

3.89m x 2.75m 12'9" x 9'0"

Bathroom

2.07m x 1.90m 6'10" x 6'3"

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.



RICS

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

RICS Homebuyers surveys available contact ourselves for further details