



**10 Crestbrooke**

**Northallerton, North Yorkshire, DL7 8YR**

**youngsRPS** 



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Northallerton  
North Yorkshire  
DL7 8YR**

**Guide Price: £237,500**

An immaculate Detached House which enjoys a first class location within a quiet cul de sac in this popular residential area which is situated close to open countryside on the southern outskirts of town yet within walking distance of the High Street and the highly regarded Broomfield primary schools.

- Three Bedroom House
- Gardens to Front and Rear
- Off Street Parking for Two Vehicles
- Popular Residential Location



Youngs - Northallerton 01609 773004



Well-presented throughout it offers three bedroom accommodation which has been extensively refitted, has gas central heating and upvc double glazing, fascias and soffits. Outside there are gardens to front and rear with driveway parking for two vehicles. An internal inspection is recommended.

**ENTRANCE HALL** With upvc double glazed front door and matching side panels, stairs to First Floor, radiator.

**LIVING ROOM** 18' 0" x 10' 8" (5.49m x 3.25m) With window to front, electric fire with polished limestone surround on black granite hearth, corniced ceiling, two radiators, sliding patio doors opening to:

**CONSERVATORY** 10' 9" x 9' 2" (3.28m x 2.79m) With upvc double glazed windows on brick plinth, double doors opening to garden, ceiling fan/light unit, and opening roof light, custom made sun blinds to all windows, two double power points, ceramic tiled floor, wall light.

**KITCHEN/DINER** 18' 0" x 10' 1" (5.49m x 3.07m) With windows to front and rear, refitted range of oak wall and floor units incorporating a full height pull out larder unit and illuminated glass display cabinet, roll edge worktops with inset 1½ bowl sink

and drainer, AEG gas hob with cooker hood over and eye level double oven, plumbing for automatic washer, tiled surrounds, Karndean flooring, radiator and upvc double glazed exit door to side.

#### FIRST FLOOR

**LANDING** With built-in shelved airing cupboard housing Worcester combi boiler.

**MASTER BEDROOM** 12' 0" (to robes) x 9' 1" (3.66m x 2.77m) With window to rear, radiator, full height built-in double wardrobe with sliding mirror doors.

**BEDROOM 2** 11' 0" x 8' 9" (3.35m x 2.67m) With window to front, radiator, range of fitted wardrobes and high level cupboards, built-in shelved store cupboard.

**BEDROOM 3** 9' 4" x 7' 0" (2.84m x 2.13m) With window to front, radiator and full height fitted single wardrobe.

**SHOWER ROOM** With window to rear, refitted with white suite incorporating large quadrant shower enclosure with wet walling

and seating and Mira electric shower, vanity basin in counter top with cupboards below, close coupled WC, porcelain tiled walls, large chrome towel radiator, Karndean flooring.

**OUTSIDE** Lawned garden to front. Gated side pathway leading to: Attractive south west facing rear garden which is fully enclosed with timber fencing laid mainly to lawn with beds and borders stocked with a variety of established shrubs and plants. Timber garden shed.

Flagged and block paved driveway to the rear affording parking for two vehicles.

**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

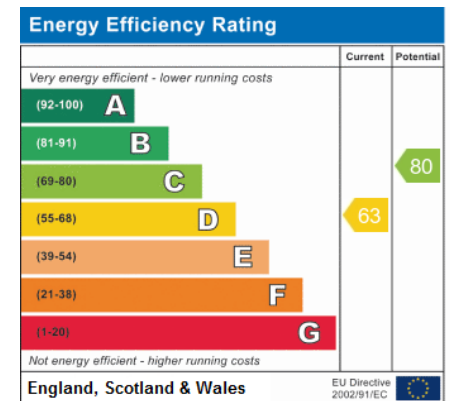
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**CHARGES** Hambleton District Council Tax Band C.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



All measurements are approximate and for display purposes only.



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