



65 Castlegate Road
Northallerton, DL7 8WE

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Guide Price: £375,000

A fantastic family home offering spacious living accommodation downstairs and four double bedrooms upstairs on a modern development just a short walk from Northallerton town centre and its amenities. This modern house has a beautifully appointed kitchen and bathrooms whilst outside there is a generous rear garden and off street parking for one vehicle in front of a single garage.

- A superb detached family home
- Cul-De-Sac Location on modern development
- Large kitchen/ diner
- Four double bedrooms
- Off street parking for one vehicle

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ENTRANCE HALL The property is accessed via a UPVC part glazed door leading to a spacious entrance hall with an inset doormat and a carpeted floor covering. There is a carpeted stair case rising to the first floor and doors to all downstairs rooms.

LIVING ROOM 17' 9" x 12' 3" (5.41m x 3.73m) A spacious carpeted room with bay window to the front, television point and radiators.

KITCHEN/DINER 20' 4" x 15' 4" (6.2m x 4.67m) A modern shaker style kitchen featuring a range of wall and base units with under cabinet lighting and a Quartz worktop and inset sink. There is a built in double oven, fridge freezer and dishwasher and a hob with an extractor over. There is also a dining area which could house a large table. Windows and patio doors flood the room with light and provide views of the rear garden.

UTILITY ROOM 8' 4" x 5' 3" (2.54m x 1.6m) A useful place to store the washing machine and tumble drier, with work top over and an inset stainless steel sink. The gas boiler is located on the wall and a part glazed door leads to the outside.

STUDY 9' 6" x 7' 9" (2.9m x 2.36m) A carpeted room with window to the front. Currently used as a home office but could equally be used as a snug if required.

WC A white suite comprising a pedestal wash basin and a low flush WC. There is a frosted glazed window to the side and a good-sized storage cupboard under the stairs.

LANDING A spacious landing with carpeted floor and a window to the side. The landing provides access to all bedrooms, an airing cupboard and the loft.

BEDROOM 1 14' 11" x 12' 3" (4.55m x 3.73m) A large double bedroom with two sets of built in wardrobes, carpeted floor, window to the front and an Ensuite.

ENSUITE A well-appointed shower room with suite comprising a white close coupled WC and pedestal wash basin and a shower with low profile tray, glazed door and a tiled enclosure. There is a heated towel rail and a window to the side,

BEDROOM 2 14' 5" x 10' 4" (4.39m x 3.15m) Another good sized double bedroom with two windows to the front, carpeted flooring and ample space for bedroom furniture. There is also a built in wardrobe.

BEDROOM 3 13' 4" x 9' 6" (4.06m x 2.9m) A third double bedroom with carpeted floor and window to the rear which

overlooks the rear garden, railway line and far reaching views beyond.

BEDROOM 4 10' 3" x 9' 6" (3.12m x 2.9m) The smallest of the four bedrooms but could still fit a double bed and bedroom furniture in if required. There is a window to the rear overlooking the rear garden, railway line and countryside views beyond.

BATHROOM A modern bathroom with white suite comprising a close coupled WC, Pedestal wash basin, bath and a shower with low profile tray and glass door with a tiled enclosure. The walls are part tiled and there is a heated towel rail and frosted glazed window to the rear.

OUTSIDE Front: from the road there is a paved pathway running to the front door and wrapping round the property giving access to the rear garden via a pedestrian gate. The front garden is laid to lawn and has a flowerbed.

Rear: a large rear garden enclosed within a timber fence boundary. There is a patio area accessible via the patio doors leading from the kitchen or the pedestrian door leading from the utility room. The garden is laid to lawn and beyond the rear fence is the East Coast Mainline train track.

Garaging and Parking: There is a single garage which has an up and over door with light and power. In front of the garage is a parking space for one vehicle.

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 E

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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