



25 Hutchinson Drive
Northallerton, DL6 1BQ

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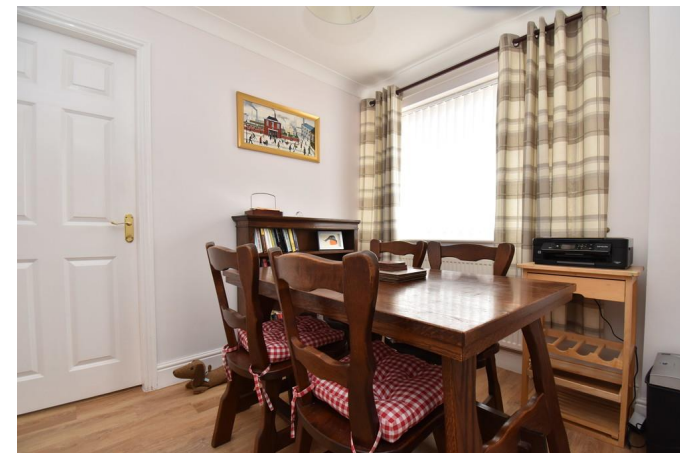
Offers Over: £325,000

A beautifully maintained and presented Three Bedroom detached bungalow located in a sought after location close to Northallerton town centre. The property briefly comprises a large living room, kitchen, dining room, conservatory, three bedrooms and shower room. Externally there is a lovely rear garden, low maintenance front garden, long driveway and integral single garage. Viewing essential.

- Wonderful Detached Bungalow
- Three Bedrooms
- Conservatory overlooking the rear garden
- Sought after location within walking distance of the town
- EPC Rating D

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Northallerton 01609 773004





The property is accessed via a UPVC door into an entrance hallway with door to storage cupboard housing the gas central heating boiler. To the right is a bright and spacious living room with windows to the front and side, stunning marble fireplace with multi fuel stove and a door to the inner hallway. The modern kitchen boasts cream coloured wall and floor units, oak laminate worktops, 1 1/2 bowl sink and drainer and tiled splashbacks. Integrated appliances include a double oven, electric hob with extractor over, dishwasher, washing machine and fridge. A door from the inner hallway leads to a dining room with window to the side. The property boasts three double bedrooms, one of which is currently being used as an additional dining room. The master bedroom is of generous proportions with ample room for additional furniture and views to the rear garden. The house bathroom services all three bedrooms and comprises a modern corner shower cubicle, WC, wash hand basin with vanity cupboard below, window to side and large chrome towel radiator. A door from the kitchen leads to a lovely conservatory overlooking the rear garden. A further inner hallway gives access to the integral garage, bedroom 3 and also a large pantry with space for a tall fridge freezer and additional storage. Externally the rear garden backs on to the old Grammar School playing fields and is laid mainly to lawn with attractive patio areas, flower borders, timber greenhouse, timber shed and gates to

both sides of the property. The front is laid mainly to decorative gravel with rose garden border, resin path and long driveway leading to the integral single garage with up and over door.

LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

TENURE The property is freehold.

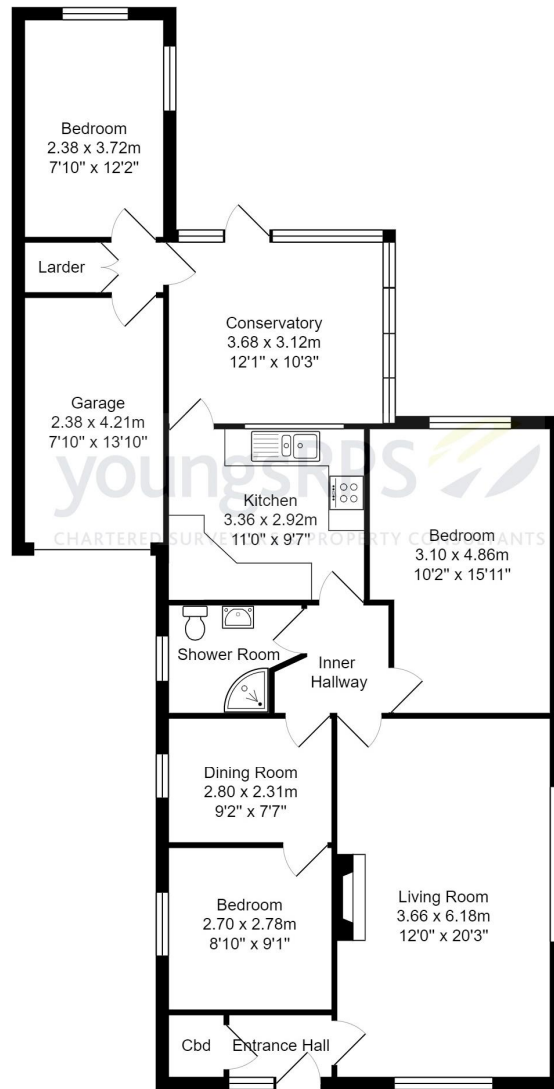
SERVICES Mains drainage, water & electric. Gas central heating.

CHARGES North Yorkshire Council Tax Band C.

VIEWINGS By appointment with the Agent. Please call 01609 773004.

AGENT'S NOTES 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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