8 Fountains Road
Northallerton
DL6 1QR

Guide Price: £290,000

An exceptional two Bedroom Detached Bungalow, recently updated to a high standard and generously proportioned throughout in this sought after location on the north side of town. The property has a large rear garden, garage & ample off-street parking. Internal inspection recommended.

- Two Bedroom Detached Bungalow
- Recently Renovated to a High Standard
- Within walking distance of Town Centre
- Large Rear Garden
- Attached Garage
- EPC Rating D
Beautifully updated in recent years to a very high standard, this two-bedroom detached bungalow has generously proportioned rooms throughout. A well-equipped Dining Kitchen opens through to conservatory constructed in 2019, from which there is a delightful aspect over the large but easily maintained rear garden.

**ACCOMMODATION**

**UPVC part glazed door to:**

**SPACIOUS HALLWAY**
With built-in storage cupboard, loft access - part boarded with pull down loft ladder, radiator, corniced ceiling.

**SITTING ROOM**
17’ 5” x 11’ 10” (5.33m x 3.62m) With window to front, inset contemporary living flame gas fire, corniced ceiling, radiator.

**DINING KITCHEN**
19’ 4” x 11’ 11” (5.9m x 3.64m) With window to rear and French doors which lead to the conservatory. Range of cream gloss wall and floor units with central island unit. Roll edge worktops with stainless steel sink, Bosch built-in eye level double oven, Neff gas hob with extractor over, integrated dishwasher and fridge freezer, space for washing machine, corniced ceiling, radiator.

**CONSERVATORY**
12’ 9” x 12’ 8” (3.89m x 3.87m) Installed in 2019. With French doors to rear garden, vertical radiator.

**BEDROOM 1**
12’ 11” x 9’ 10” (3.96m x 3.02m) With window to rear, built in double wardrobes, corniced ceiling, radiator.

**BEDROOM 2**
14’ 1” x 12’ 0” (4.31m x 3.66m) With window to front, built in wardrobe, corniced ceiling, radiator. Door to:

**ENSUITE WASHROOM**
With low flush WC, wash basin, ceramic flooring, corniced ceiling, chrome towel radiator.

**BATHROOM**
8’ 3” x 7’ 11” (2.53m x 2.42m) With window to rear, walk in glazed double shower enclosure with wet walling to sides, low flush WC, inset vanity basin with cupboards and drawers below, fully tiled walls, towel radiator.

**OUTSIDE**
The front of the property has a large lawned area and is enclosed with brick walling and well-stocked borders. A concrete driveway provides ample parking and leads to a large attached single garage with up and over door, electric power and light, Worcester gas central heating boiler, window to side and exit door to rear garden.

A gated passageway to the side of the bungalow leads to a beautiful rear garden of generous proportions. It is enclosed by timber fencing and has a variety of plants, trees and shrubs and well-maintained lawns. There is a Yorkstone terrace and pathways which lead to a summerhouse, greenhouse and two timber garden sheds. A further gate gives access to the front of the property.

**SERVICES**
Mains electricity, water and drainage are connected. Gas central heating to radiators also supplying the domestic hot water.

**VIEWINGS**
Viewing is strictly by appointment. Appointments can be made by contacting youngsRPS in Northallerton on 01609 773004.

**CHARGES**
Hambleton District Council tax band D.

**AGENTS NOTES**
There is planning permission to extend the bungalow to the front.
See Hambleton District Council Planning Reference 19/00177/FUL issued on 22/03/2019 to begin within 3 years of notice.

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