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Northallerton
Estate
Agency



27 Harewood Lane
Northallerton, North Yorkshire DL7 8BQ
Offers In The Region Of £325,000

An Immaculately Presented, Generously Proportioned Four Bedroomed Detached Family House in Highly Sought After, Very Desirable Residential Location within Walking Distance of Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
 - Gas Fired Central Heating
- Quality Fitted Kitchen, Bathroom & En Suite
- Extensive Hardstanding to Front / Car Port
 - Detached Garage / Workshop
 - Private Lawned Gardens to Rear

The property comprises a substantial, individual, well laid out and spacious, generously proportioned four bedroomed detached family house on a good sized plot in much sought after highly desirable residential area of Northallerton.

Externally the property enjoys to the front an extensive area of brick set paving which extends down to the side under a car port and gives access to the attached garage. Overall, there is hardstanding and parking to the front for numerous vehicles. To the rear the property enjoys attractive flagged patio with steps down to the rear garden which is principally laid to lawn with privet hedges to two sides, attractive well stocked shrub borders and direct access from the garage/workshop.

Internally the property enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating and has been particularly well maintained by the present owners. It enjoys quality fitted kitchen, bathroom and En suite, decorated to a high standard and has solid oak doors throughout. The accommodation is light and airy and internal inspection is essential to appreciate the property.

The offering of 27 Harewood Lane presents the all too rare opportunity for the discerning purchaser to acquire an individual four bedroomed detached family house on a good sized plot in an excellent residential location which whilst enjoys a nice degree of privacy is within easy walking distance of excellent local amenities.

Entrance Hall

13'8" x 6'4" (4.18 x 1.95)



Useful substantial understairs storage cupboard. Double radiator. Inset ceiling LED light spots. Coved ceiling. Telephone point. Door to:

Downstairs WC

6'8" x 3'4" (2.05 x 1.03)

With low level cistern WC. Slimline wash basin. Half tiled walls. Wall mounted Viessman condensing gas fired central heating boiler. Further useful understairs store cupboard. Centre light point.

Sitting Room

19'6" x 11'9" (5.96 x 3.60)

Coved ceiling. Two ceiling light points. Single and double radiators. Feature fireplace comprising cut marble surround, hearth and backplate with an inset living flame gas fire. TV and telephone points. Archway through to:

Dining Room

11'9" x 9'9" (3.60 x 2.99)



Coved ceiling. Ceiling light point. Double radiator. Full height UPVC sealed unit double glazed French doors out to rear patio and gardens.

Kitchen

16'2" x 9'1" (4.93 x 2.79)



With an excellent range of oak base and wall cupboards. Granite effect work surfaces with inset 1 1/2 bowl single drainer, stainless steel sink unit with mixer tap over. Unit inset five ring Siemens gas hob. Inset glass and brushed steel Siemens double oven and grill. Space and plumbing for washing machine with unit matched doors to front and useful designated cupboard for tumble dryer with unit matched door. Space and point for full height fridge freezer. Matt black and glass extractor over hob. Unit matched breakfast bar. Two ceiling light point. Tile effect floor. Pedestrian door out to side giving direct access to the car port. Under unit kick space heater. Work surface matched splashbacks.

From the Hallway are:

Stairs to First Floor with solid oak staircase comprising balustrade and spindles with half landing having a window.

First Floor Landing

12'11" x 2'11" (3.96 x 0.91)

Inset ceiling light spots with extend over the stairwell. Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over Useful store cupboard.

Bedroom No. 4

10'8" x 6'10" (3.27 x 2.10)

Ceiling light point. Coved ceiling. Radiator.

Bedroom No. 2

12'0" x 11'6" (3.66 x 3.52)



Radiator. Ceiling light point. Twin windows looking over the front. Telephone point.

Master Bedroom

12'4" x 11'5" (3.76 x 3.50)



Coved ceiling. Centre ceiling light point. Radiator. Built in double wardrobe with shelving and storage. Good views over rear garden.

En Suite Shower Room

4'7" x 9'3" (1.42 x 2.84)



Fully tiled shower cubicle. Pivoted glass door to front. Mira Gem 88 mains shower. Extractor. Part tiled walls to remainder. Pedestal wash basin and duoflush WC. Centre ceiling light point. Radiator.

Bedroom No. 3

10'7" x 9'1" (3.25 x 2.79)

Coved ceiling. Centre ceiling light point. Radiator. Good views over rear garden.

Family Bathroom

7'1" x 6'8" (2.18 x 2.05)



Fully tiled walls. Centre ceiling light point. Extractor. White suite comprising panelled bath with Grohe mains shower over. Fitted pivoted glass shower screen. Matching pedestal wash basin with mixer tap and duoflush WC. Full height heated towel rail. Shaver mirror.

Car Port

27'0" x 10'8" (8.25 x 3.27)

Clear corrugated plastic roof. Leads to:

Garage / Workshop

16'8" x 6'6" 16'0" x 2'49"

With roller shutter electric doors to front. Light and power. Step down to the workshop where there is a pedestrian door out to the rear garden.

Gardens



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General Remarks & Stipulations

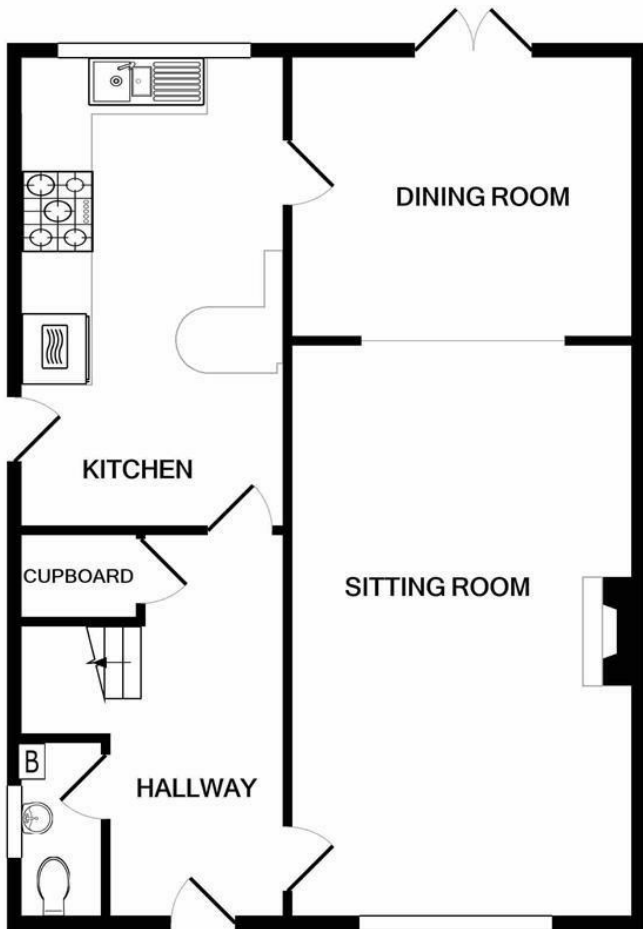
Viewing - Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

Services - Mains Water, Electricity, Gas and Drainage.

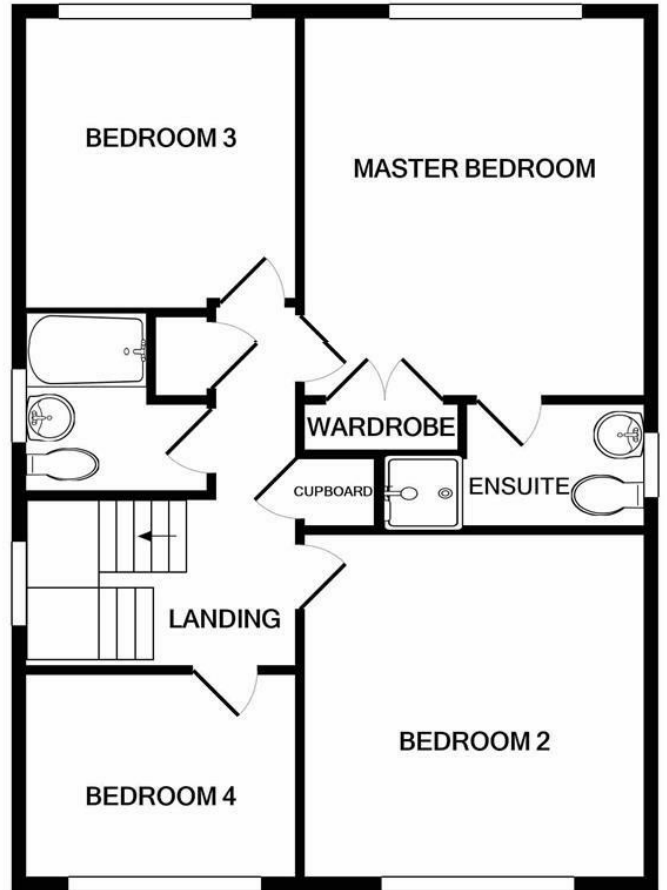
Tenure - Freehold with Vacant Possession Upon Completion.

Local Authority – Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel; (01609) 779977.

Council Tax Band – The council tax band is E. The rate for the current year is £2253.39.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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