



5 Mulgrave Drive
Northallerton, DL7 8RS

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Fixed Price: £240,000

A substantially extended and beautifully presented Semi Detached House pleasantly situated in one of Northallerton's most convenient and popular locations on the favoured south side, close to the highly regarded Broomfield Primary School and within walking distance of the town centre and main line rail station. Gas central heating is installed together with upvc double glazing.

- Extended semi detached house
- Three Reception Rooms & Three Bedrooms
- Within walking distance of Northallerton & Railway Station
- Sought after location Close to Broomfield Primary School



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Youngs - Northallerton 01609 773004



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via a part glazed UPVC door with window adjacent. There is wooden laminate flooring with carpeted stairs rising to the first floor.

LIVING ROOM

23' 0" x 11' 7" (max) (7.01m x 3.53m) A well - proportioned room with bay window to the front, log burner and wood laminate floors. There are also wooden glazed double doors leading to the garden room.

GARDEN ROOM

8' 7" x 8' 3" (2.62m x 2.51m) A light sunny room with Velux window, as well as a UPVC window and glazed door leading to the garden. A perfect TV room or place to enjoy the garden.

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m) Featuring a range of cream shaker style wall and base units with roll edge worktops, inset stainless steel sink and drainer, ceramic tiled surrounds, integrated fridge, range cooker with full width cooker hood over, wooden laminate

floor, plumbing for dishwasher, and inset ceiling lights.

DINING AREA

8' 8" x 7' 9" (2.64m x 2.36m) Open to the kitchen and with wooden laminate floor and double glazed patio doors opening to rear garden and patio.

UTILITY ROOM

12' 1" (max) x 7' 9" (3.68m x 2.36m) With range of matching cream shaker style wall and base units with roll edge worktops, inset stainless steel sink and drainer, space and plumbing for a washer machine and space for tumble dryer. There is a tiled floor and recently installed window and upvc double glazed door to rear garden and door into garage.

WC

Featuring a two piece white suite comprising a close coupled WC and wall hung wash basin. There is also a chrome heated towel rail and a tiled floor.

FIRST FLOOR

LANDING

With window to side, foldaway timber ladder to boarded loft area which also houses the Worcester Bosch gas combi boiler.

BEDROOM 1

12' 6" x 11' 7" (max) (3.81m x 3.53m) A modern room with built in wardrobes with storage cupboards, carpeted floor and a window to the front.

BEDROOM 2

11' 7" x 10' 1" (3.53m x 3.07m) Another double room with a carpeted floor and a window to the rear.

BEDROOM 3

8' 4" x 6' 5" (2.54m x 1.96m) A single bedroom with a wooden laminate floor and built in wardrobes with window to the front.

FAMILY BATHROOM

A part tiled bathroom with white suite comprising a close coupled WC, wash basin with vanity unit, a panelled bath with mains thermostatic shower over and a chrome towel radiator. There is a frosted glass window to the rear.

OUTSIDE

To the front the property has a recently finished tarmac driveway facilitating side by side parking for two vehicles with access to the Garage. There is a low fence boundary with a flowerbed.

An attractively landscaped rear garden which features a

curved flag stone patio and pathways, a lawned area surrounded by well stocked raised flowerbeds and shrubs, a raised decking area as well as a wooden garden shed and log store. This is all encompassed within a secure fence boundary.

INTEGRAL SINGLE GARAGE

15' 7" x 7' 10" (4.75m x 2.39m) The single garage has a recently installed electric roller door to the front and has electricity and lights installed. There is also a door into Utility room.

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating combi 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.

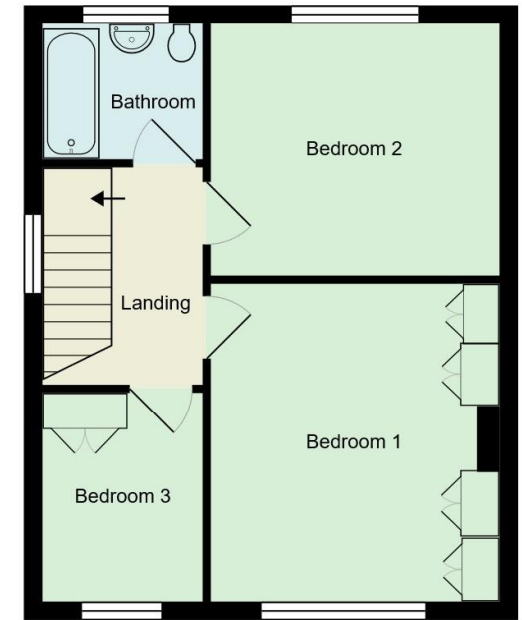
AGENT'S NOTES

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.



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

All measurements are approximate and for display purposes only.

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