



27 Oak Grove
Northallerton, DL6 1LG

youngsRPS 

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Guide Price: £155,000

A 3 bedroom mid-terraced house located within easy walking distance of the town. Accommodation includes a well proportioned reception room, breakfast kitchen with utility room & ground floor WC. Gardens to front & rear designed for ease of maintenance, Gas CH, uPVC DG.

- Generously proportioned rooms throughout
- 3 bedrooms
- Easy maintenance gardens to front & rear
- Within walking distance of the town



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Youngs - Northallerton 01609 773004



A mid terrace house conveniently located on the east side of town within easy walking distance of Northallerton. The property has well- proportioned rooms including three bedrooms. Outside, the house overlooks a small green & has gardens to both the front & rear designed with easy maintenance in mind.

GROUND FLOOR

ENTRANCE PORCH

With upvc part glazed door to.

HALLWAY

With ceramic tiled floor, built in storage cupboard, stairs to first floor, radiator.

LIVING/DINING ROOM

21' 9" x 12' 10" (6.63m x 3.92m) With windows to front and rear and part glazed door to rear garden. Fireplace with timber surround and marble hearth housing electric coal effect fire, corniced ceiling, picture rail, radiator.

KITCHEN

14' 3" x 6' 2" widening to 7' 8" (4.36m x 1.90m widening to x 2.35m) With glazed door and side panel & further window to rear. Range of wall and floor units with square edge worktops and

inset stainless steel sink. New world built under double oven with gas hob and extractor over, partially tiled walls, under stairs storage cupboard and pantry.

UTILITY ROOM

5' 8" x 6' 3" (1.74m x 1.91m) With part glazed door to rear garden, wall cupboard, space for white goods. Door to:

WC

With window to side, low flush WC, wash basin with tiled splashback, wood panelled walls, Worcester gas central heating boiler.

FIRST FLOOR

LANDING

With shelved airing cupboard, loft access, radiator.

BEDROOM 2

11' 8" x 9' 8" (3.56m x 2.97m) With window to front, radiator.

BEDROOM 1

11' 5" x 10' 4" (3.49m x 3.16m) With window to rear, range of built in mirror fronted wardrobes, built in cupboard, radiator.

BEDROOM 3

9' 9" x 9' 2" narrowing to 4' 11" (2.98m x 2.81m narrowing to 1.50m) With window to front. Built in storage cupboard, radiator.

BATHROOM

With window to rear, white suite comprising panel bath with glazed screen and shower over, pedestal wash hand basin, partially tiled walls.

WC

With window to rear, low flush WC.

OUTSIDE

The front garden is laid to gravel to allow for easy maintenance with a pretty heather planted border and pathway to the front door.

The rear garden has a low brick wall to the boundary and a wrought iron gate leading to a rear pedestrian access passageway. There is a pleasant gravelled seating area, raised deck, planted paved patio, timber storage shed.

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 B.

AGENT'S NOTES

Please note that electrical works may be required on this property in order to bring it up to current regulations.

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		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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