



20 ORMESBY CRESCENT

NORTHALLERTON, DL7 8RP

£250,000
FREEHOLD

This well presented three bedroom semi detached house offers a home perfect for those looking to move straight into and then make your own. Located in a quiet residential area close to Northallerton town centre, schools and transport links the house also benefits from off street parking, a tandem garage, lovely private rear gardens plus gas fired heating.

NORMAN F. BROWN

Est. 1967

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• Three Bedrooms • Semi Detached House • Well Presented Accommodation • Great Layout • Lovely Private Rear Garden • Tandem Garage, Workshop & She Shed • Off Street Parking • Close To Northallerton Town Centre, schools, A19 & A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great home is conveniently positioned for Northallerton town centre and perfect for those looking for a home to move straight into and make their own.

The property opens into a hallway with a useful coat store and stairs to the first floor. The sitting room is nice and spacious with a living flame effect fire providing a cosy feel with an attractive surround and marble hearth. The dining room is open to the sitting room and just off the kitchen with sliding patio doors out to the garden and space for a six person dining table making it a great space for entertaining. The kitchen could be knocked through to create an open plan kitchen diner if anyone wished and comprises of a range of wall and base units with a work surface over having tiled splash backs and a one and a half bowl sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven and grill and an integrated fridge. There are also space for a washing machine and a door to the side out to the driveway and garage.

The first floor landing has a built in airing cupboard for storage and a loft hatch with a drop down ladder to the partly boarded loft which also has a useful light. Bedroom one is an excellent double to the front with built in wardrobes and bedroom two is another good

double to the rear with a pleasant outlook over the garden. Bedroom three is currently used as a study with built in shelving and drawers, perfect for those working from home but could also make a good single bedroom. The house bathroom comprises of a panelled bath with a fixed and hand held shower over plus a pedestal mounted wash basin and a push flush W.C.

Outside

A lawned garden sits next to a substantial gravelled driveway to the front providing off street parking which leads down the side to a tandem garage which has an electric roller door, lighting and power points, ideal for storage or as a workshop. To the rear of the garage is a timber built workshop with double doors revealing work benches, lighting and power points.

The rear garden is beautifully presented with a pergola over a paved seating area covered by a mature vine overlooking a lawned garden with mature shrub and tree borders. There is also a raised fish pond with water fall feature plus a store, greenhouse and a gravelled walkway leads to a she shed complete with lighting and power points and all enclosed by fenced boundaries.

Location

Ormesby Crescent is nicely positioned just a few

minutes from Northallerton town centre which still has its weekly market. The High Street has an excellent range of independent shops and recognisable high street names, plus Barkers department store and there are nearby Supermarkets too. Other facilities on offer include sports clubs, a leisure centre, pubs and restaurants, a theatre, bowling alley and cinema. There are also a range of schooling opportunities for both primary and secondary schools close by, as well as Doctors Surgeries and The Friarage Hospital.

The Yorkshire Dales and Moors are easily accessible and Northallerton is also conveniently located for commuters who can make use of the fantastic transport links, including mainline rail networks for London Kings Cross and the A1(M) and A19 are also close by for road users.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

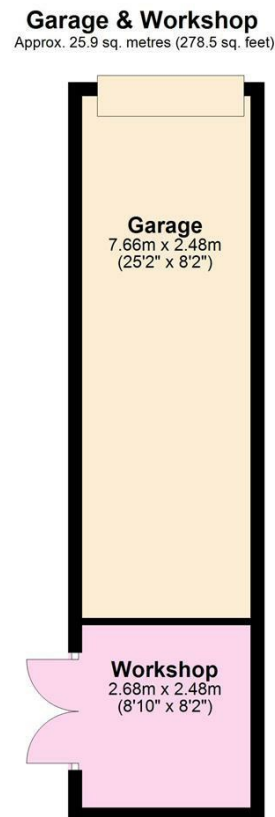
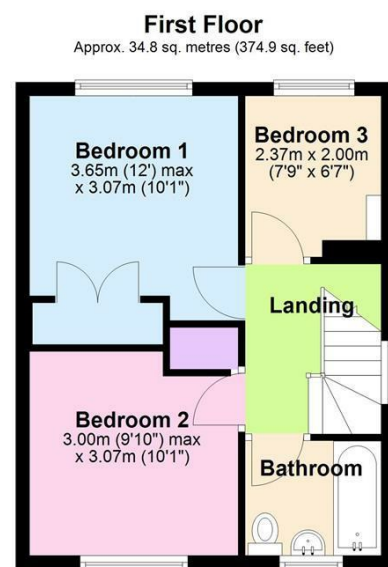
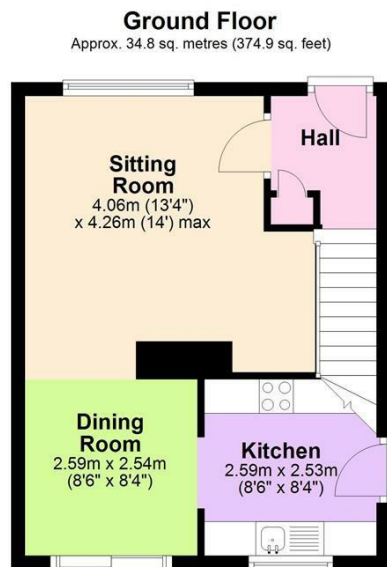
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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Total area: approx. 95.5 sq. metres (1028.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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