



**31 Crestbrooke**  
Northallerton, DL7 8YP

youngsRPS 



# 31 Crestbrooke Northallerton DL7 8YP

**Guide Price: £325,000**

An attractive 4 bedroom Detached house with potential to update, located in this much sought after residential area within the catchment of the Broomfield Primary schools & within walking distance of the town & mainline train station. The property has a double garage, off-street parking & mature gardens.

- Sought after residential location within the catchment of the Broomfield Primary schools
- Potential to update if required
- 4 bedrooms, 3 reception rooms
- Rear garden facing towards the south



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Youngs - Northallerton 01609 773004

[www.youngsrps.com](http://www.youngsrps.com)



Part glazed door to hallway with window to side, stairs to first floor, radiator.

#### LIVING ROOM

15' 8" x 11' 1" (4.78m x 3.38m) With bay window to front, double doors and glazed panels to dining room, ceiling cornice, radiator.

#### DINING ROOM

8' 9" x 11' 1" (2.67m x 3.38m) With sliding patio doors to conservatory, ceiling cornice, radiator.

#### CONSERVATORY

10' 9" x 7' 9" (3.28m x 2.36m) With French doors to rear garden, laminate flooring, radiator.

#### KITCHEN

12' 2" x 8' 10" (3.71m x 2.69m) With window to rear. Range of wall and floor units with roll edge work tops, inset stainless steel sink and drainer, Cannon free standing double gas oven with extractor over, space for fridge, partially tiled walls, radiator.

#### UTILITY ROOM

5' 1" x 8' 9" (1.55m x 2.67m) With part glazed door giving access to the side garden. Base unit with stainless steel sink and roll edge work top, Beko automatic washing machine, fridge freezer.



Viessman gas central heating boiler, radiator.

#### WC

With low flush WC, wall hung wash basin with tiled splashback, radiator.

#### LANDING

With loft access.

#### MASTER BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m) With window to rear, range of built in mirror fronted wardrobes, ceiling cornice, radiator.

#### ENSUITE SHOWER ROOM

With window to side. Shower cubicle with glazed door, wet walling, Mira sport electric shower, inset vanity basin with shelved cupboard below and tiled splashback. Ceiling cornice, radiator.

#### BEDROOM 2

11' 3" x 9' 4" (3.43m x 2.84m) With window to front, built in mirror fronted double wardrobes, radiator.

#### BEDROOM 3

12' 9" x 6' 5" (3.89m x 1.96m) With window to rear, built in wardrobe, ceiling cornice, radiator.



#### BEDROOM 4

8' 9" x 6' 6" (2.67m x 1.98m) With window to front, built in wardrobe, ceiling cornice, radiator.

#### BATHROOM

With window to side, suite comprising panelled bath, low flush WC, vanity basin with shelved cupboard below. Airing cupboard, partially tiled walls, radiator.

#### OUTSIDE

The front garden is laid mainly to lawn with mature planted borders. A paved driveway leads to a double garage with up and over doors, electric power and light.

The rear garden faces towards the south & is enclosed by timber fencing. It is laid to gravel for ease of maintenance & planted with a variety of trees and shrubs. There is a paved sun terrace & timber gates leading to the front garden.

#### 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.

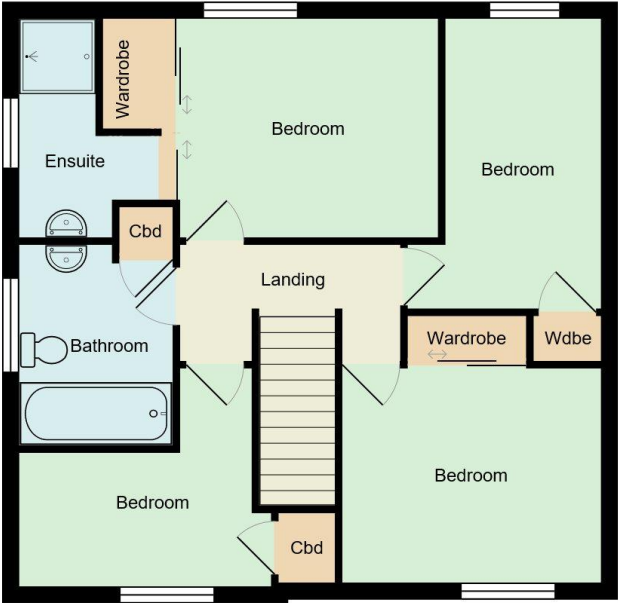
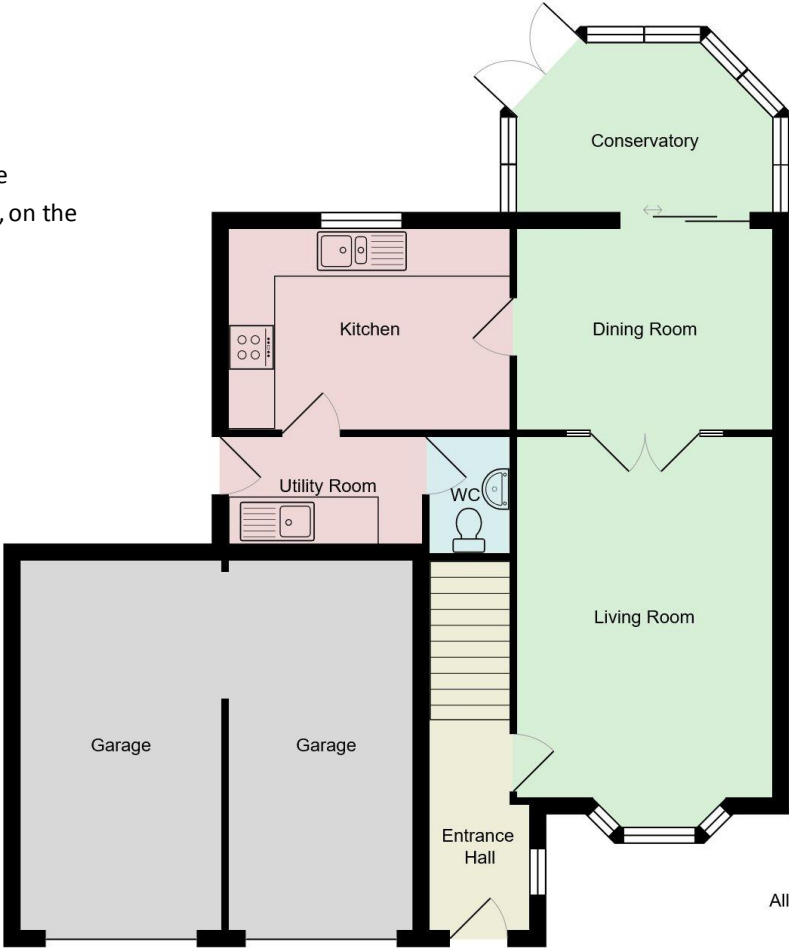
CHARGES

Hambleton District Council tax band D.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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