



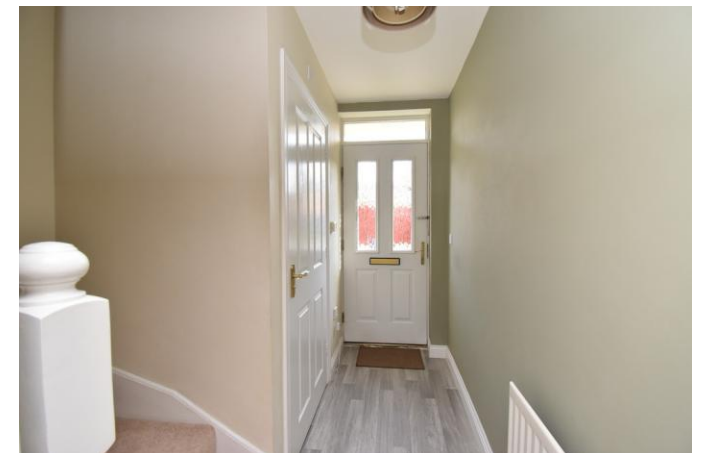
98 Trinity Gardens
Northallerton, DL6 1GA

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**98 Trinity Gardens
Northallerton
DL6 1GA**

Guide Price: £167,500

- Beautifully presented
- Two Double Bedrooms, both with en suite
- Parking for several cars and Detached Garage
- Good size, south west facing, private garden



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Northallerton 01609 773004



DESCRIPTION This beautifully presented Semi Detached House is located in a lovely quiet location at the head of a cul de sac in this popular development on the east side of Northallerton and lies within walking distance of the local shop and primary school and Northallerton town centre.

The property comprises an Entrance Hall with Cloakroom/WC, open plan Kitchen/Living Room and Two Double Bedrooms, both with en suites. Gas central heating is installed together with upvc double glazing. Outside there is a tarmac driveway with space for several cars and a detached brick Garage. At the rear is a good size private garden with a south west aspect. An internal inspection is recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL With double glazed front door, radiator and return staircase to First Floor.

CLOAKROOM / WC With low level WC, corner wash basin with tiled splashback, extractor fan, radiator.

OPEN PLAN LIVING ROOM / KITCHEN COMPRISING:

LIVING ROOM 13' 9" x 12' 3" (4.19m x 3.73m) With window to rear and double glazed French Doors to patio and rear garden, radiator, under stairs storage cupboard.

KITCHEN 12' 8" x 7' 0" (3.86m x 2.13m) With window to front, range of fitted wall and floor units with roll edge worktops and inset stainless steel twin bowl sink and drainer, peninsular breakfast bar, SMEG stainless steel gas hob with extractor hood over and built-under electric oven, space for fridge, plumbing for washing machine, radiator.

FIRST FLOOR

LANDING With loft access and radiator.

MASTER BEDROOM 11' 7" x 9' 7" (3.53m x 2.92m) With three windows to rear, two double in-built wardrobes, storage cupboard housing boiler, radiator. Double doors leading to:

EN-SUITE BATHROOM With window to side, white suite comprising panelled bath with mixer shower over, close coupled WC, pedestal basin, partial ceramic wall tiling, extractor fan, radiator.

BEDROOM TWO 7' 8" x 9' 7" (2.34m x 2.92m) With window to front, built-in shelved storage cupboard, radiator. Door to:

EN-SUITE SHOWER ROOM With window to front, wet wall quadrant shower enclosure with thermostatic mains shower, close coupled WC, pedestal basin with tiled splashback, radiator, extractor fan.

OUTSIDE A tarmac driveway with parking for several vehicles leads to:

DETACHED SINGLE GARAGE Of brick and tile construction with up and over door to front, electric power and light.

GARDENS The front garden is laid mainly to lawn with a paved footpath.

The south west facing rear garden is fully enclosed with timber fencing and is laid mainly to lawn with two Indian stone Patios, a security light and outside tap.



ADDITIONAL INFORMATION

Council Tax Band C

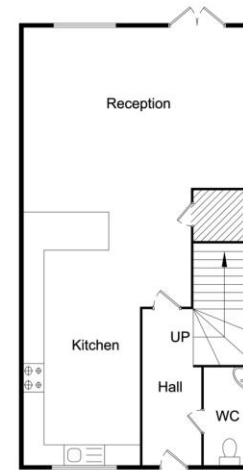
Local Authority

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU

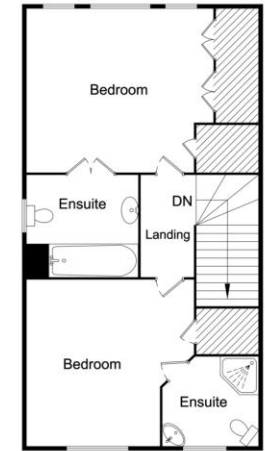
Tel: 01609 779977

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.

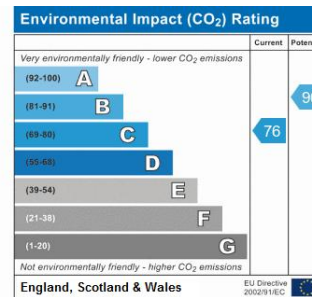
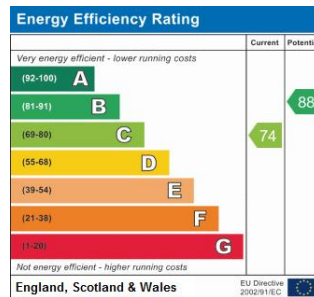


Ground Floor



First Floor

General Notes:
This Floor Plan is not to scale and should be used for guidance and identification purposes only.



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