



68 Turker Lane
Northallerton, DL6 1QA

youngsRPS 

68 Turker Lane Northallerton DL6 1QA

Guide Price: £350,000

A skilfully extended and modernised dormer bungalow featuring four reception rooms and four bedrooms. The property benefits from ample eaves storage, well-proportioned rooms and a mature rear garden. The flexible ground floor accommodation would suit a variety of different purchasers and those with individual requirements.

- Well-proportioned dormer bungalow
- Versatile ground floor accommodation
- Orangery overlooking garden
- Mature and enclosed rear garden
- Off street parking and garaging
- Popular residential area
- Fully double glazed UPVC windows and high security external doors.

youngsRPS 

Youngs - Northallerton 01609 773004





LOCATION

The property is located in a sought after residential area on the favoured north east side of Northallerton with easy access to the town centre. Northallerton offers a full range of facilities including supermarkets, shops, leisure/sports centre, a choice of schools and a hospital. The town is well placed for commuting with road links for the A19 and A1 and a regular bus and rail services.

GROUND FLOOR

ENTRANCE HALL

The property is accessed via a part glazed high security UPVC entrance door leading to a wide hallway. There are stairs rising to the first floor, a radiator and key panel for police monitored alarm.

KITCHEN 4.48m x 2.58m (14' 8" x 8' 6")

Comprising a range of maple effect wall and base units with built in dishwasher, oven, fridge freezer and microwave. Featuring black granite work surfaces with an inset stainless steel 1 1/2 bowl sink and induction hob with an extractor over. The floor is tiled and there is a heated towel rail and window to the front.

DINING ROOM 4.48m x 2.80m (14' 8" x 9' 2")

With a door leading from the kitchen, window to the front and neutrally decorated.



SITTING ROOM 4.64m x 3.86m (15' 3" x 12' 8")

A well-proportioned room which can be accessed via both the Dining Room and the Entrance Hall. The room has an electric fireplace with wooden mantel surround. There are wall and ceiling lights and glazed double doors leading to:

ORANGERY/GARDEN ROOM 4.96m x 3.18m (16' 3" x 10' 5")

Featuring a glazed atrium style roof with downlights lining the perimeter of the room and solid oak flooring. The Orangery offers views of the garden with a glazed door to the side leading to the patio.

BEDROOM 5 3.49m x 3.00m (11' 5" x 9' 10")

A versatile room accessed from the Entrance Hall which could be used as an additional reception room. Window to the side looking on to the patio.

BEDROOM 4/STUDY 4.48m x 2.74m (14' 8" x 9' 0")

A good sized room which could be used as either another reception room or a bedroom dependent on individual requirements. The window faces the front.

SHOWER ROOM/WC

A modern shower room with part tiled walls and tiled floor. There is a Mira electric shower, white pedestal wash basin, white close coupled WC and frosted window to the side.



UTILITY ROOM

With a traditional style square terracotta tiled floor, a range of wall and base units, stainless steel sink, part glazed high security UPVC door and window to rear, space for a washer, dryer and under counter freezer. A fire door leads to the Workshop/Store

WORKSHOP/STORE

With a vinyl floor and range of wall and base units with a window to the rear and access to:

GARAGE

A single garage with electricity and an up and over garage door.

FIRST FLOOR

LANDING

With window to the side, access to loft storage and wide return staircase ascending from ground floor.

MASTER BEDROOM 4.36m x 3.64m (14' 4" x 11' 11")

With half vaulted ceilings and ample storage, this double bedroom also benefits from built in wardrobes and an en-suite bathroom.

ENSUITE

Accessed via a sliding door, the en-suite has a white close coupled WC and wash basin as well as a custom-built shower enclosure and Grohe shower. The room is fully tiled, has wall lights, a chrome towel rail, extractor fan and a Velux window.

BEDROOM 3 4.64m x 3.62m (15' 3" x 11' 11")

A generous double bedroom with half vaulted ceilings, there are built in mirrored sliding wardrobes as well as access to eaves storage.

BEDROOM 2 4.65m x 3.63m (15' 3" x 11' 11")

A double bedroom with window to the rear, half vaulted ceilings and a dark mirrored built in wardrobe and access to eaves storage

HOUSE BATHROOM

Comprising a steel bath with tile surround, close coupled WC, bidet and a pedestal wash basin. There is a vinyl floor, part tiled walls, a storage cupboard housing the water cylinder and a window to the rear.

OUTSIDE

To the front of the property there is a lawned area with mature borders and shrubs and a block paved driveway providing parking for several vehicles. To the rear there is a large patio area and a garden laid mainly to lawn with mature shrub borders. The property has solar panels on the roof which are owned outright by the current owners.

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.

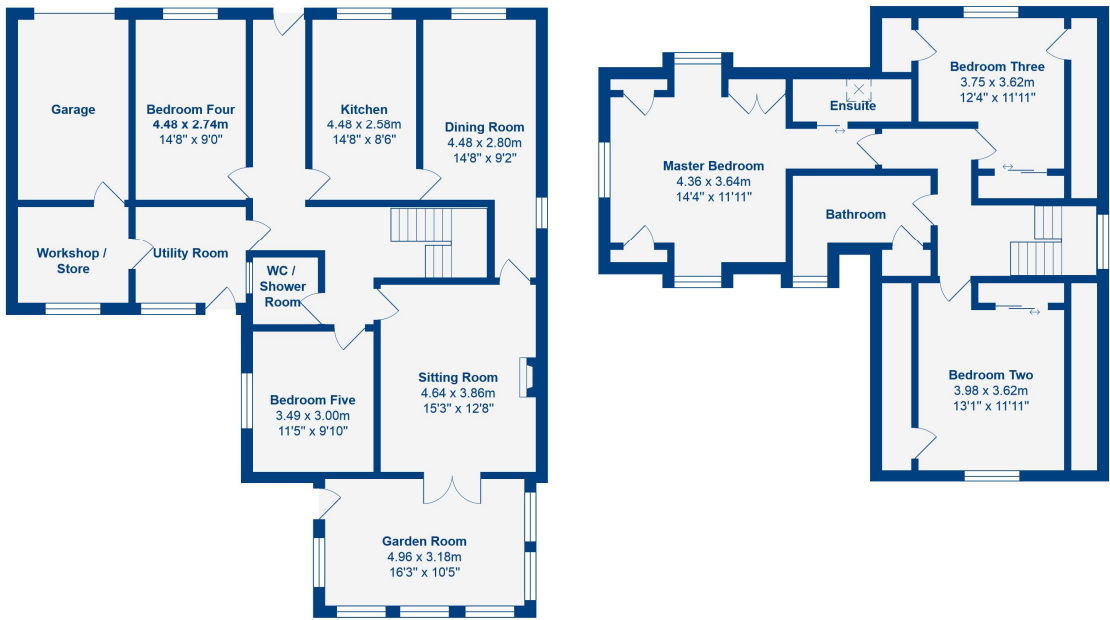
CHARGES

Hambleton District Council Band E.

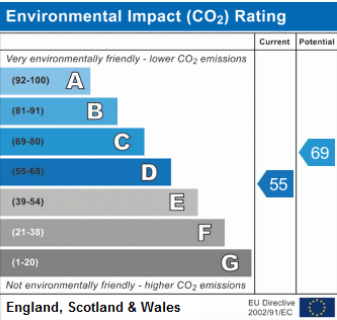
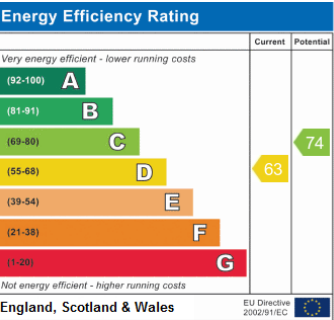
AGENT'S NOTES

We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Turker Lane, Northallerton



Total Area: 180.2 m² ... 1940 ft² (excluding garage, workshop)
Not to scale. All measurements and floor areas are approximate only.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201