



York Crescent, Billingham - TS23 1AT



Offers In Excess Of £150,000





## York Crescent

### Billingham

Introducing this charming three-bedroom semi-detached property, ideal for families and first-time buyers alike. This delightful home boasts a large west-facing rear garden, perfect for soaking up the afternoon sun (ideal for gardening and outdoor entertaining). The accommodation is well-appointed and practical, featuring two reception rooms, gas central heating, and UPVC double glazing for energy efficiency and comfort. The property also benefits from off-street parking for convenience. The layout comprises an inviting entrance hall, a cosy lounge, a bright conservatory, a spacious kitchen/diner – perfect for family meals and gatherings, a functional landing, a modern bathroom, three comfortable bedrooms, and a versatile loft space complete with an air conditioning unit for year-round comfort.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Entrance Hall**

**Lounge**

16' 6" x 11' 5" (5.03m x 3.49m)

**Kitchen/Diner**

16' 4" x 14' 8" (4.98m x 4.47m)

**Conservatory**

9' 1" x 8' 5" (2.76m x 2.56m)

**Landing**

4' 11" x 9' 0" (1.51m x 2.75m)

**Bathroom**

4' 10" x 8' 4" (1.47m x 2.53m)

**Bedroom One**

11' 1" x 11' 7" (3.37m x 3.52m)

**Bedroom Two**

11' 1" x 11' 6" (3.37m x 3.50m)

**Bedroom Three**

7' 5" x 8' 4" (2.27m x 2.55m)

**Loft**

10' 2" x 18' 3" (3.10m x 5.56m)







GARDEN

DRIVEWAY

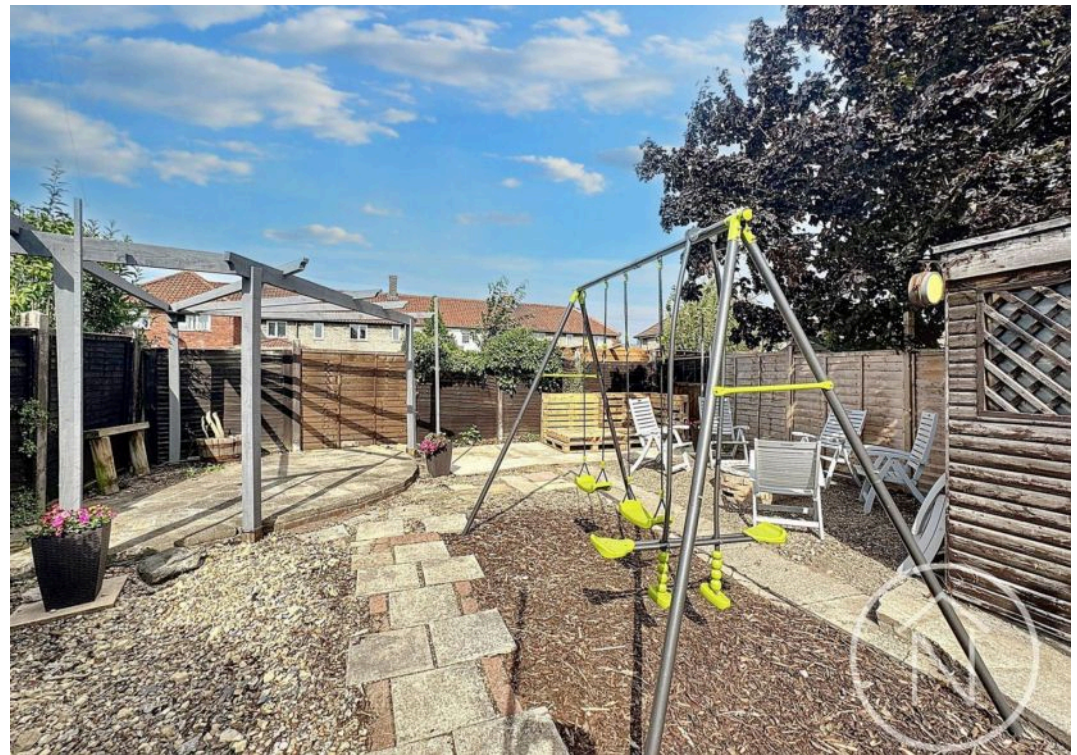
2 Parking Spaces





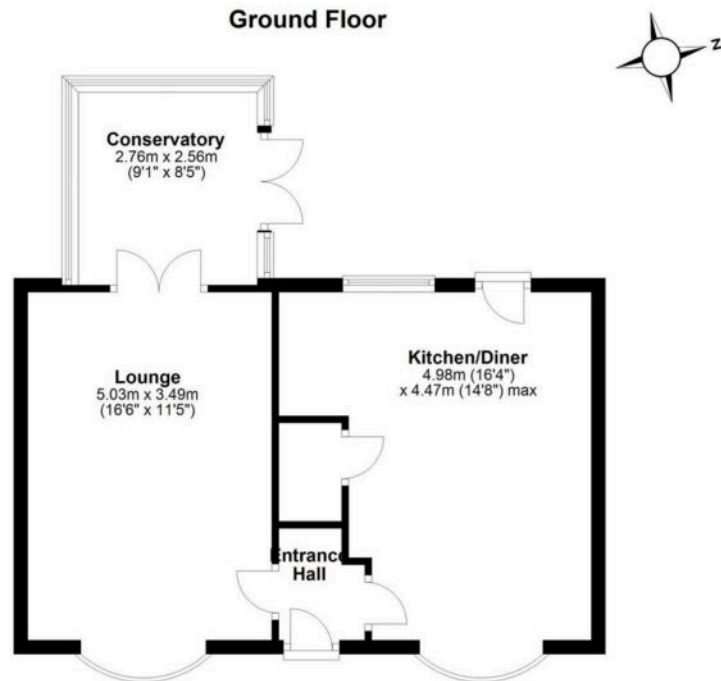








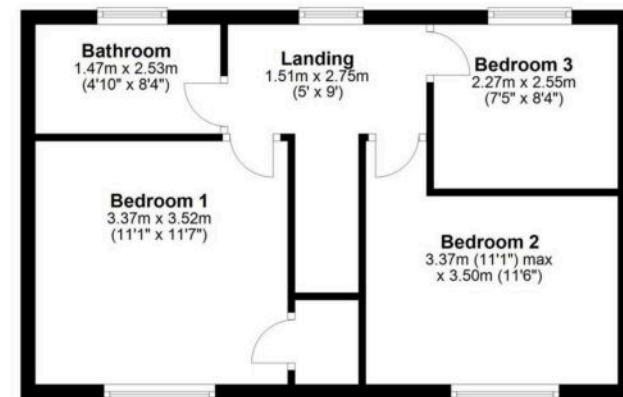
## Ground Floor



Total area: approx. 88.1 sq. metres (948.5 sq. feet)  
floor plan(s) by Northgate2 for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## First Floor







## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.