



DARLINGTON ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £250,000



Northallerton  
Estate Agency



# West View, Darlington

Northallerton, DL6 2NN

**A Particularly Well Laid Out & Spacious, Very Conveniently Positioned, Two Bedroomed Detached Cottage Set in Good Sized Grounds & Gardens in Need of Updating and Modernisation with Potential to Extend and Develop.**

- UPVC Sealed Unit Double Glazing
- Solid Fuel Central Heating
- Semi-Rural Convenient Location
- Within Walking Distance of Town Centre
- Attached Garage
- Substantial Gardens to Rear
- EPC RATING - F

#### Entrance

111

Ceiling light point. Radiator. Wall mounted hanging hooks. Internal hardwood door with etched glass upper panels leading into:

#### Entrance Hall

3'5" x 3'6"

Stairs to first floor. Ceiling light point. Door to:

#### Sitting Room

16'2" x 10'11"

With built in chimney breast alcove storage cupboards. Central chimney breast. Two ceiling light points. Windows to front and side.

#### Living Room

16'2" x 10'5"

With feature fireplace comprising stone brick set surround, tiled hearth, hardwood mantel shelf, inset open fire serving a back boiler providing central heating and hot water. Coved ceiling. Two ceiling light points. TV point. Window to front. Door to rear gives access into:

#### Kitchen

17'7" x 6'7"

With range of beech fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset four ring Beaumatic ceramic hob. Built in Phillips oven and grill with space above for microwave. Space and plumbing for washing machine. Space for additional appliance. Space for fridge. Tiled splashbacks. Wall mounted, glass fronted unit matched display cabinet. Rear opaque glazed door gives access to

#### Conservatory

9'4" x 13'1"

Wooden base with double glazed panels. Corrugated roof. Full height sliding doors out to rear garden and patio.

From the Hallway are

Stairs to First Floor have a fitted balustrade leading up to:

#### First Floor Landing

With a radiator. Overstairs light point. Door to:

#### Bedroom 1

13'6" x 11'1"

Built in wardrobe with hanging rail. Attic access. Radiator.

#### Bedroom 2

11'2" x 11'2"

Ceiling light point. Radiator. Built in wardrobe with hanging rail and shelved storage. Two overbed light pulls.

#### Bathroom

8'0" x 5'9"

Suite comprising oak panelled bath, fully tiled around with a Mira Sport electric shower over. Fitted shower screen. Matching pedestal wash basin and WC. Radiator. Ceiling light point. Tiling to rear of wash basin and WC.

#### Outside

Summer House

3.05m x 2.69m (10' x 8'10")

Attached Former Wood Store

#### GENERAL REMARKS & STIPULATIONS

#### VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

#### SERVICES

Mains Water, Electricity and Drainage. Solid Fuel central heating.

#### TENURE

Freehold with Vacant Possession upon completion.

#### LOCAL AUTHORITY

North Yorkshire Council.

#### COUNCIL TAX BAND

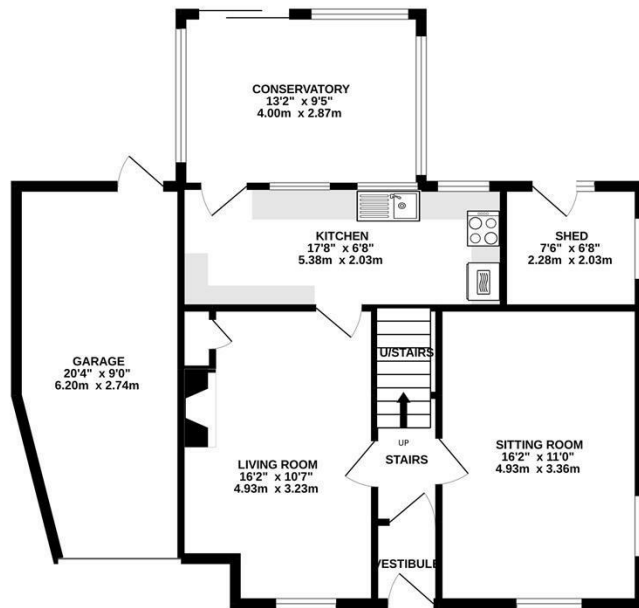
Council Tax Band is D.

EPC RATING - F



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
100-91%	A		
91-81%	B		
81-65%	C		
65-55%	D		
55-45%	E		
45-35%	F		
35-1%	G		
<small>           All energy related digital services            England &amp; Wales            EPC Rating            2020/1/15         </small>			

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