



4 ASH RIDGE, NORTHALLERTON

OFFERS IN THE REGION OF £325,000



Northallerton
Estate Agency



Ash Ridge

Northallerton, DL6 1BH

A GOOD SIZED DETACHED BUNGALOW IN A PRIME LOCATION WITH WALKING DISTANCE TO TOWN AND NORTHALLERTON MAINLINE TRAIN STATION. THIS IS A CHAIN FREE PROPERTY, THIS PROPERTY MUST BEEN SEEN TO BE APPRECIATED.

- CHAIN FREE
- DETACHED
- DOUBLE GARAGE
- PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO TOWN
- SCOPE TO RENOVATE



PORCH

10'2" x 6'2"

GOOD SIZED ENTRANCE PORCH WITH RADIATOR AND PART PANEL WALL.

HALLWAY

16'9" x 6'2"

LARGE CENTRAL HALLWAY WITH 2 X RADIATOR, CEILING LIGHT POINT AND LOFT ACCESS HATCH.

SITTING ROOM

17'10" x 10'4"

A LARGE BRIGHT AND SPACIOUS SITTING ROOM WITH DOUBLE ASPECT WINDOWS GIVING LOTS OF NATURAL LIGHT. GAS FIRE, CEILING LIGHT POINTS AND RADIATOR AND ACCESS TO THE DINING ROOM.

DINING ROOM

11'5" x 7'9"

GOOD SIZED DINING ROOM WITH RADIATOR, CEILING LIGHT POINT AND FRENCH DOORS OUT TO THE PATIO AND GARDEN AREA.

KITCHEN

10'2" x 10'0"

THE KITCHEN HAS A GOOD RANGE OF WALL MOUNTED AND BASE UNITS WITH A DOUBLE BOWL SINK AND DRAINER, 4 RING GAS HOB AND DOUBLE OVEN, SPACE FOR FRIDGE AND A VIESMAN VITADENSE COMBI CONDENSER BOILER.

UTILITY ROOM

7'7" x 7'6"

FITTED BASE UNITS WITH A SINK AND SPACE FOR WASHING MACHINE AND TUMBLE DRYER. DOOR OUT INTO THE GARDEN AREA, RADIATOR AND CEILING LIGHT POINT

BEDROOM ONE

13'10" x 9'8"

GOOD SIZED BEDROOM WITH FITTED WARDROBES, CEILING LIGHT POINTS, RADIATORS AND A DRESSING TABLE.

BEDROOM TWO

9'7" x 8'9"

CEILING LIGHT POINTS, RADIATOR

BEDROOM THREE

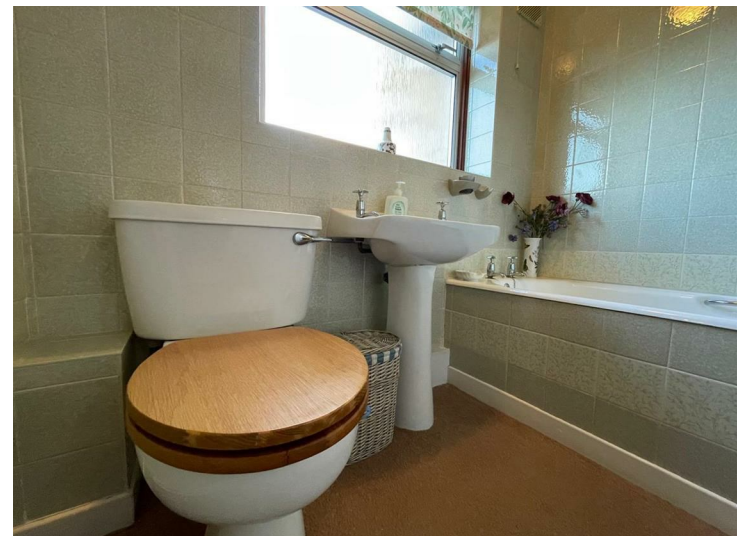
9'7" x 9'6"

VIEWS OVER THE REAR OF THE PROPERTY, WALL LIGHT AND RADIATOR

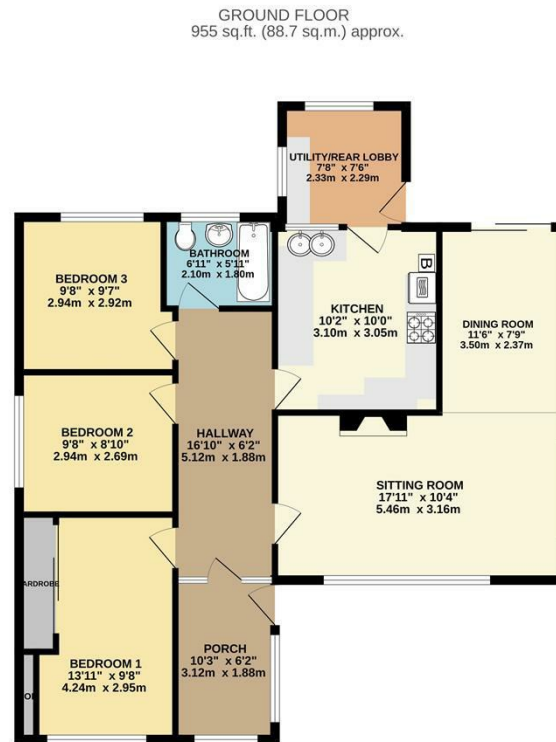
BATHROOM

6'10" x 5'10"

THE BATHROOM HAS A WHITE SUITE WITH BATH AND WALL MOUNTED MIRA EXCEL SHOWER WASH BASIN AND WC, RADIATOR, EXTRACTOR FAN AND CEILING LIGHT POINT



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



Energy Efficiency Rating		Current	Potential
Any energy efficient - lower heating costs			
101-120 kWh/m ²	A		
81-100 kWh/m ²	B		
61-80 kWh/m ²	C		
41-60 kWh/m ²	D		
21-40 kWh/m ²	E		
1-20 kWh/m ²	F		
0-20 kWh/m ²	G		
All energy efficient - higher heating costs			
England & Wales		EU Directive 2002/91/EC	

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency