

235 HIGH STREET, NORTHALLERTON

GUIDE PRICE £250,000





# **High Street**

# Northallerton, DL7 8LU

A STUNNING TRADITIONAL BRICK, GRADE 2 LISTED PROPERTY ON THE HIGH STREET OF NORTHALLERTON WITH SCOPE TO EXTEND. LARGE REAR GARDEN AND LENDS ITSELF TO BOTH COMMERCIAL OR PRIVATE RESIDENCE.

• FANTASTIC LOCATION
• BUSINESS OR PERSONAL USE

• LOTS OF TRADITIONAL FEATURES

- CHAIN FREE
- LARGE GARDEN
  - CELLAR



**ENTRANCE LOBBY** 13'1" x 9'10" WITH DOOR TO THE FRONT STEPS

HALL 26'2" x 2'11" WITH ACCESS TO THE CELLAR

#### FRONT ROOM

15'8" x 12'9" THIS ROOM HAS A STUNNING BAY WINDOW LOOKING OUT ONTO THE HIGH STREET AND FEATURE FIREPLACE WITH BUILT IN CAST LOG BURNER AND TRADITIONAL WOOD FLOORING.

MIDDLE ROOM 14'9" x 9'2"

TILED FLOOR AND FIREPLACE

## **REAR ROOMS**

9'2" x 9'0" plus 13'11" x 4'11" LOVELY TILED FLOORING AND HAS SCOPE TO PUT IN A DOWNSTAIRS LOO AS THERE WAS ONE PREVIOUSLY

SUN ROOM 10'11" x 10'5" DOORS LEADING INTO THE LARGE REAR GARDEN

# LANDING

WITH FEATURE WINDOW OVER THE RETURN STAIRCASE TO THE REAR GARDEN.

# FRONT ROOM

13'11" x 12'7" WINDOW TO THE REAR, DOOR TO THE KITCHEN AREA WITH SINK AND CUPBOARDS AND SEPARATE WC

# OFFICE

15'5" x 13'1" WINDOW TO SIDE, ACCESS TO THE EVES FOR ADDITIONAL STORAGE.

## REAR GARDEN

164'0" THE GARDENS ARE A SECLUDED FEATURE EXTENDING TO APPROXIMATELY 50 METERS, HAVING BEEN COMPLETELY REDESIGNED BY THE CURRENT OWNERS WITH A POND AREA, MATURE TREES, BUSHES AND A SHED, HAVING BEEN USED FOR BOTH PERSONAL AND BUSINESS USE.











Call us to arrange a viewing on 01609 771959

 

 FEAR ROOM 7.0m x 2.7m
 FURTHOM DELERSON 4.50m x 2.32m

 MIDDLE ROOM 150° x 150° 4.50m x 2.32m
 FRAR ROOM 100° x 150° 4.50m x 2.32m

 FRAR ROOM 150° x 150° 4.50m x 2.32m
 FRAR ROOM 100° x 150° 4.50m x 4.57m

> 235 HIGH STREET, NORTHALLERTON, NORTH VORKISHRE DL7 BLU TOTAL FLOOR AREA: 1495 gq ft. (13.8 g sq m), a pprox. What we have have a more the second of the divergence contains is not a fact the second of the divergence of the second of the sec



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• 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.

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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.

GROUND FLOOR 745 sq.ft. (69.3 sq.m.) approx.

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