



1 RUSSELL TERRACE, LONDONDERRY,
NORTHALLERTON
O.I.R.O £247,500



Northallerton
Estate Agency



Russell Terrace

Northallerton, DL7 9LZ

1 RUSSELL TERRACE IS A WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE IN A VERY GOOD LOCATION FOR THE A1, BEDALE AND CATTERICK. THIS PROPERTY HAS GREAT VIEWS OVER THE NORTH YORKSHIRE COUNTRYSIDE TO THE FRONT AND WOODLANDS TO THE REAR.

- UTILITY ROOM
- PARKING FOR MULTIPLE VEHICLES
- STUNNING COUNTRYSIDE VIEWS
- CLOSE TO A1
- OIL FIRED CENTRAL HEATING
- 3 GOOD SIZED BEDROOMS



SITTING ROOM

COVED CEILING, CEILING LIGHT POINT & RADIATOR, DUEL ASPECT WINDOWS FOR LOTS OF NATURAL LIGHT.

LIVING ROOM / DINING ROOM

BIG BAY WINDOW TO THE FRONT OVER LOOKING THE FIELDS OPPOSITE, COVED CEILING, DOUBLE RADIATOR, OPEN FIREPLACE, TV AND PHONE POINT.

KITCHEN

GOOD RANGE OF BASE AND WALL UNITS, WOOD WORK SURFACES, SINGLE SINK AND DRAINER , INSET ELECTRIC HOB AND UNDER OVEN, TILED SPLASHBACK , SPACE FOR FRIDGE FREEZER, CEILING LIGHT POINT, WOOD FLOORING AND LARGE UNDER STAIRS CUPBOARD

PANTRY

SITUATED OFF THE KITCHEN WITH GREAT SHELVING AND CEILING LIGHT POINT

UTILITY ROOM

BASE UNITS, SINGLE SINK AND DRAINER, SPACE FOR WASHING MACHINE AND OTHER APPLIANCES.

BOILER ROOM

HOUSING A FLOOR MOUNTED WORCESTER BOSCH OIL FIRED BOILER, CLOAKES HANGING AND EXTENSIVE SHELVING MAKING THIS AN IDEAL BOOT / DRYING ROOM

DOWNSTAIRS WC

LOW LEVEL WC, CEILING LIGHT POINT

LANDING

CEILING LIGHT POINT, RECESS SITTING AREA GIVING GREAT VIEWS OVER FARMLAND, RADIATOR

BEDROOM1

CEILING LIGHT POINT, OVER BED LIGHT, RADIATOR AND VIEWS OVER THE FARMLAND, BUILT IN CUPBOARD

BEDROOM2

CEILING LIGHT POINT, OVER BED LIGHT, RADIATOR AND VIEWS OVER THE FARMLAND AND BUILT IN CUPBOARD

BEDROOM3

CEILING LIGHT POINT, OVERBED LIGHT, RADIATOR, WOODLAND VIEW

BATHROOM

GOOD SIZED ROOM WITH ROPE EDGED CORNER BATH, SINK AND WC, FULLY TILED SHOWER CUBICLE WITH TRITON T80 ELECTRIC SHOWER, EXTRACTOR FAN, CEILING LIGHT SPOTS AND WALL MOUNTED TOWEL RAIL.

GARDEN

SIDE GATED ACCESS FROM THE FRONT, SPACE FOR SHED, STONE WATER FEATURE, PERGOLA COVERED SEATING AREA , STONE CIRCLE AND LAWN, OIL TANK AREA, POTTING SHED AND ACCESS TO THE REAR WOODLAND THAT IS NOT PART OF THE PROPERTY. THE GARDENS ARE VERY QUIET CONSIDERING THE HOUSES CLOSE PROXIMITY TO THE A1 THANKS TO THE WOODED BANKING SURROUNDING THE STREET.

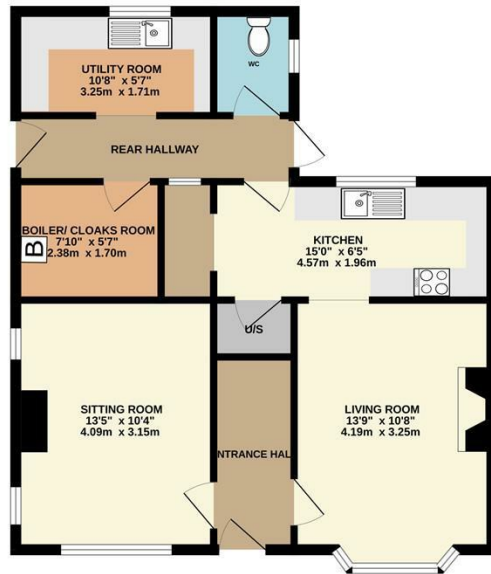
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - OFCH, MAINS , WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - B
EPC - TBC

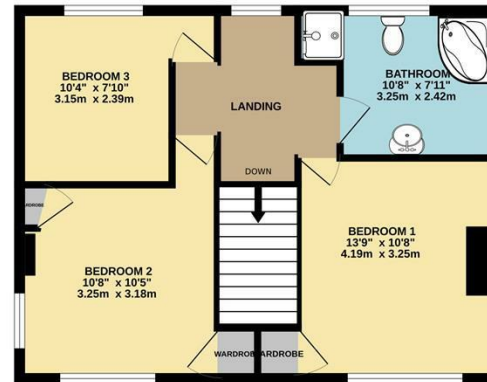


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
100-120 kWh/m ² per year	A		
81-100 kWh/m ² per year	B		
61-80 kWh/m ² per year	C		
41-60 kWh/m ² per year	D		
21-40 kWh/m ² per year	E		
1-20 kWh/m ² per year	F		
0-20 kWh/m ² per year	G		
Energy efficiency class		Energy efficiency class	
England & Wales		EU Directive 2002/91/EC	

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