



SOUTH VALE, NORTHALLERTON

OFFERS OVER £310,000



Northallerton
Estate Agency



South Vale

Northallerton, DL6 1DQ

11 SOUTH VALE "NEWLYN" IS A DELIGHTFUL 2 BEDROOM DETACHED BUNGALOW THAT IS WELL PRESENTED AND WITHIN WALKING DISTANCE OF NORTHALLERTON MARKET TOWN, MAINLINE TRAIN STATION AND IN A SOUGHT AFTER PART OF TOWN. THIS PROPERTY IS OFFERED CHAIN FREE AND HAS GREAT POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)

- DETACHED
- SCOPE TO EXTEND (STPP)
- LARGE GARDEN

- GARAGE
- CLOSE TO TOWN
- PARKING FOR MULTIPLE VEHICLES



HALLWAY

CEILING LIGHT POINT, RADIATOR, ACCESS TO A CUPBOARD HOUSING WORCESTER GREEN STAR BOILER, PHONE POINT

LIVING ROOM

COVED CEILING, CEILING LIGHT POINT, 3 X WALL LIGHT POINT, TV POINT, PHONE POINT, FEATURE FIREPLACE WITH ELECTRIC STOVE.

REAR HALL

CEILING LIGHT POINT, LOFT ACCESS AND CUPBOARD INTO CLOAKES HANGING.

BEDROOM 1

WALL LENGTH FURNITURE, 2 X WALL LIGHTS, CEILING LIGHT POINT, RADIATOR TELEPHONE POINT

BEDROOM 2

CEILING LIGHT POINT, RADIATOR, TV POINT

BATHROOM

FULLY TILED BATH, WASH BASIN, SHOWER, WC, WALL MOUNTED TOWEL RAIL, CEILING LIGHT POINT

GARAGE

DETACHED GARAGE WITH UP AND OVER DOOR, LIGHT AND POWER, DOOR TO THE REAR

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC



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

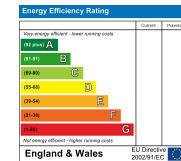
GROUND FLOOR
777 sq.ft. (72.1 sq.m.) approx.



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TOTAL FLOOR AREA: 777 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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- 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.

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