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84 Valley Road, Northallerton DL6 1HW

This well-presented end-terrace home offers spacious and modern living, featuring two double bedrooms, a single bedroom, and a newly fitted bathroom with a stylish walk-in shower. A large utility extension now serves as a bright and airy dining room, enhancing the home's functionality. The property benefits from a few-year-old boiler for efficient heating. Outside, the well-maintained rear garden includes a lawn, patio, and decorative planters, all enclosed by wooden fencing for privacy. French doors provide seamless access to the garden. Additional features include a detached garage and a shed, offering ample storage. This home is perfect for families or anyone seeking a comfortable and practical space.

EPC Rating C - Council Tax Band B

Offers In The Region Of £200,000

SITUATION

Valley Road is situated in Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS

From our Northallerton office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight on at the next two roundabout onto Bullamoor Road. Turn right at the next roundabout onto Valley Road and continue along the road, turning right after the two mini roundabouts towards Trinity Gardens and No. 84 Valley Road can be found on the right-hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

11'4" x 4'0" (3.477 x 1.22)

With double glazed door and windows and radiators.



LIVING ROOM

17'4" x 10'10" (5.29 x 3.32)

With Front facing bay window, gas fire and radiator.



DINING ROOM

9'11" x 11'0" (3.03 x 3.36)

With French doors, Window to the side and radiator.



KITCHEN

14'0" x 9'4" (4.27 x 2.86)

With rear facing double glazed window and door, a radiator, a range of base, wall and drawer units, work surface and tiled splash back, stainless steel sink with mixer tap, space and plumbing for a dishwasher, washing machine and breakfast bar.



UTILITY ROOM

10'11" x 5'9" (3.33 x 1.77)

With electric and access to both entrance hall and kitchen.

FIRST FLOOR LANDING

With an airing cupboard (housing the gas combi boiler) and access to the loft space.

BEDROOM ONE

10'10" x 11'11" (3.31 x 3.64)

With front facing double glazed window, storage cupboard and radiator.



BEDROOM TWO

10'11" x 9'7" (3.35 x 2.93)

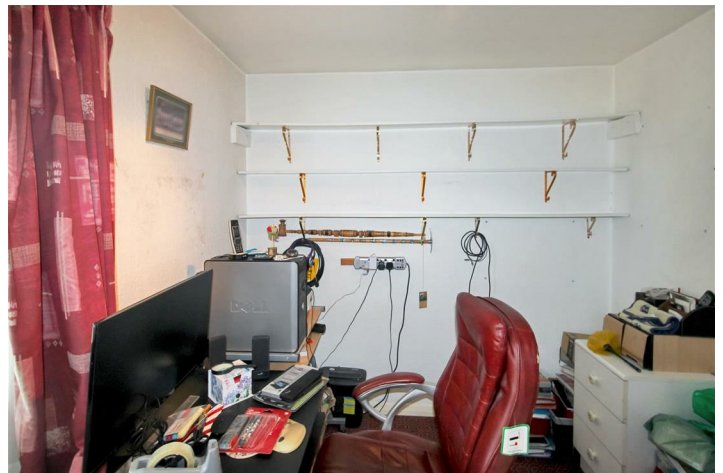
With front facing double glazed window and radiator.



BEDROOM THREE

7'11" x 7'11" (2.42 x 2.42)

With rear facing double glazing and storage cupboard.



SHOWER ROOM/W.C.

7'10" x 5'3" (2.41 x 1.61)

A fully tiled shower room with a double glazed window to rear, a modern white suite comprises: A walk in shower cubicle, pedestal wash hand basin, low flush W.C. and a heated ladder back towel rail.



DETACHED GARAGE

16'0" x 9'2" (4.879 x 2.80)



FRONT GARDEN

Is landscaped with a lawn, flower beds, potted plants, and a small tree.



REAR GARDEN

Is well-maintained garden with a lawn, a paved patio area, and decorative planters. The garden is enclosed by wooden fencing with trellis detailing and large shed.



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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