



63 Malpas Road, Northallerton DL7 8TD

A two-bedroom semi-detached bungalow just a short distance from the town centre and train station.

The property benefits from gas central heating and double-glazed windows throughout. The accommodation comprises an entrance hallway, living room, fitted kitchen, two double bedrooms, and a house bathroom.

A useful attic space is accessed via fold-down ladders and is currently arranged as a landing and two rooms, one of which has a window. This space offers excellent potential for conversion into further living accommodation (subject to any necessary consents), making it an ideal opportunity for investors or buyers looking to add value.

Outside, there is a front garden laid to lawn and a fully enclosed rear garden, mostly laid to lawn with a small concrete patio area.

This is a spacious bungalow in a very convenient location, ideal for easy access to local amenities and transport links.

EPC Rating TBC - Council Tax Band B

£215,000

SITUATION

Malpas road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Teesside International and Leeds Bradford Airport.

DIRECTIONS

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along Romanby Road over the zebra crossing turning left onto Malpas Road and the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

16'8" x 3'11" (5.1 x 1.21)

With front facing door, Fold down ladders to the attic space.

SITTING ROOM

14'10" x 12'0" (4.54 x 3.68)

With front facing double glazed window, electric fire, storage and radiator.



KITCHEN

12'5" x 8'7" max (3.81 x 2.62 max)

With a double glazed window and door to the rear, a range of matching fitted units with worktops over and tiled splashbacks, single drainer stainless steel sink unit, a gas oven, hob, extractor hood over and space for a fridge freezer.



BEDROOM 1

14'9" x 10'6" (4.5 x 3.21)

With front facing double glazed window, fitted wardrobes and radiator.



BEDROOM 2

12'5" x 10'6" (3.8 x 3.21)

With rear facing double glazed window and radiator.



BATHROOM

8'6" x 7'2" (2.6 x 2.2)

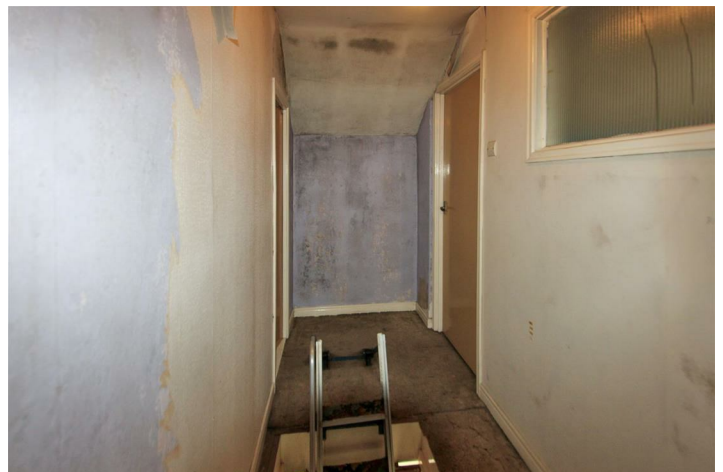
With a double glazed window to rear, panelled bath, a pedestal wash hand basin, a low flush W.C, storage cupboard and radiator.



ATTIC AREA

4'0" x 12'2" (1.23 x 3.71)

With ladder access to attic landing and window.



ATTIC AREA ONE

12'2" x 10'6" (3.71 x 3.219)

With side facing double glazed window



ATTIC AREA TWO

With lighting, boarding and electric.

REAR GARDEN

Enclosed rear garden, primarily laid to lawn with a small concrete patio area and side access to the front.



FRONT GARDEN

Mostly laid to lawn with small path leading to the front door.



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: NA

PARKING ARRANGEMENTS:

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
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 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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