



ALVERTUNE ROAD, NORTHALLERTON

£210,000



Northallerton
Estate Agency



Alvertune Road

Northallerton, DL6 2FQ

The property comprises an immaculately presented, well laid out and spacious 2-bedroom brick built semi-detached family house with clay pantile roof situated on a nice size plot in a highly sought after location. The property enjoys UVPC double glazing throughout and gas fired central heating.

- 2 bedrooms
- Immaculately presented
- Off street parking
- Semi-detached house
- Low maintenance garden
- Ideal family house

Entrance

Entering through a composite front door with central etched glass panel into an entrance lobby enjoying inset ceiling spotlights, useful built in utility cupboard with space and plumbing for washing machine, space for additional appliance, wall mounted Logic condensing combi central heating boiler and shelving.

Downstairs W/C

Half tiled walls, duo flush toilet, pedestal washbasin with easy turn mixer taps, flush mounted ceiling light point and extractor.

Open Plan Living Kitchen

Kitchen area enjoying quality range of white base and wall cupboards, granite effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit with quality mixer tap over, unit matched fridge freezer, inset brushed steel and glass oven topped with 4 ring ceramic hob, brushed steel extractor over hob, inset ceiling extractor, slimline dishwasher, stairs to first floor. Dining/living room enjoys inset ceiling spotlights, double radiator, TV point, heater, full height UVPC double glazed French doors out to rear patio providing a high degree of natural light.

Landing

Ceiling light point, radiator, attic access.

Bedroom 1

Double bedroom enjoying 2 wall length fitted double wardrobes with sliding door and central mirror, ceiling light point, radiator, TV point.

Bedroom 2

Ceiling light point, radiator, twin windows giving views to front, built in over bed store cupboard.

Bathroom

Quality fitted bathroom comprising fully tiled walls, laminate floor, white suite comprising panelled bath with fixed and hinged shower screen, thermostatically controlled mains shower, wall mounted washbasin with easy turn mixer tap, matching duo flush toilet, wall mounted mirror fronted bathroom cabinet with shelving, wall mounted heated towel rail, inset ceiling spotlights, flush mounted extractor.

Garden

To the front of the property there is a tarmacadam hardstanding for 2 vehicles with shrub edges, flagged walkway to front door, flagged walkway running round the side with chippings border running to the rear garden which is accessed through gate. The rear garden enjoys flagged patio opening to a chipped low maintenance garden with raised shrub borders, sleeper-built beds with steps up to an additional chipped area and further steps to a decking seating area, post and plank fencing providing a nice degree of privacy.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????

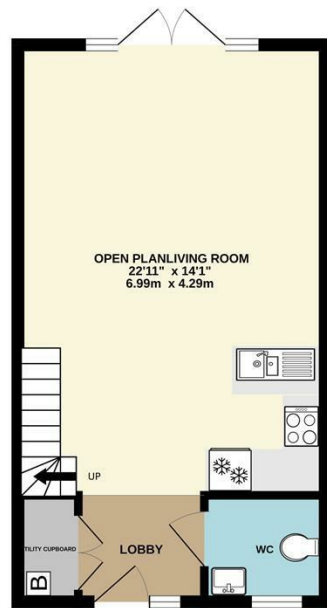
NYCC TAX BAND - C

EPC - B

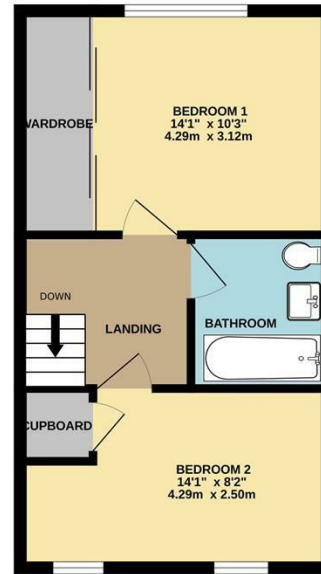


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



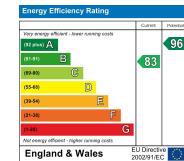
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



47 ALVERTUNE ROAD, NORTHALLERTON. DL6 2FQ

TOTAL FLOOR AREA : 716 sq.ft. (66.5 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.
Made with Metropix ©2020



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency