



23 IVY COTTAGES, NORTHALLERTON

OFFERS IN THE REGION OF £110,000



Northallerton
Estate Agency



Ivy Cottages

Northallerton, DL7 8TN

The property comprises brick built 2 bedroom terraced cottage with slate roof in the highly sought after area of Northallerton within walking distance of the town centre and train station. The property enjoys UVPC double glazing throughout with gas fired central heating.

- 2 bedroom
- Rear courtyard
- Chain Free
- Terraced Cottage
- Low Tax Band A
- Walking distance of High Street and Train Station



Entrance

Entering through UVPC double glazed front door into the sitting room.

Sitting room

Centre ceiling rose and light point, double radiator, feature fire place comprising stone surround and hearth with hardwood mantle shelf, stone topped plinths to each side, coved ceiling.

Living room

Ceiling light point, double radiator, coved ceiling, BT point, door to under stairs storage cupboard with light and power.

Kitchen

Range of light oak base and wall cupboards with granite effect work surfaces with inset single drain 1 ½ bowl sink unit with mixer tap over, inset 4 ring electric hob extractor over, hot point eye level double oven and grill, space and plumbing for washing machine, built in fridge and freezer with unit matched doors to front, tiled splash backs, heater, ceiling light point, Worcester condensing gas fired central heating boiler.

Bathroom

Fully tiled and has a white suite comprising panelled bath with Triton electric shower over, toilet, wall mounted washbasin, double radiator, flush mounted ceiling light point.

Bedroom 1

Ceiling light point, double radiator, mini coved ceiling, TV point.

Bedroom 2

Ceiling light point, radiator, mini coved ceiling,

Courtyard

Astroturf with flagged seating area, shed and gated access.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

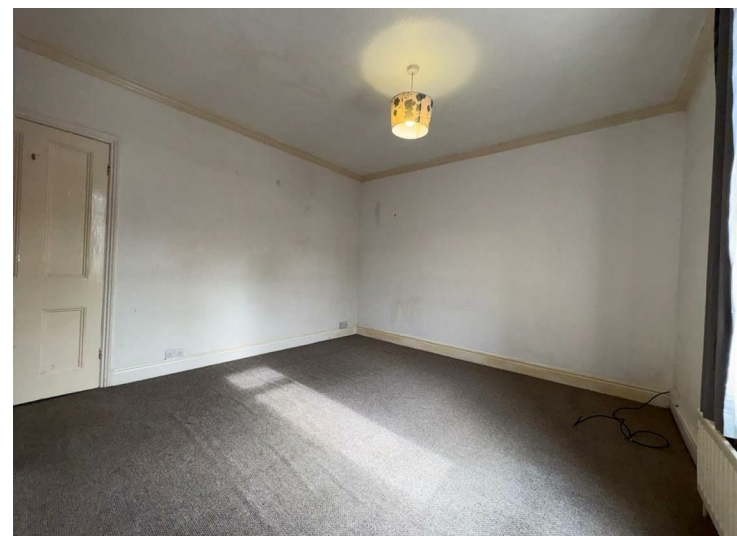
- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - A

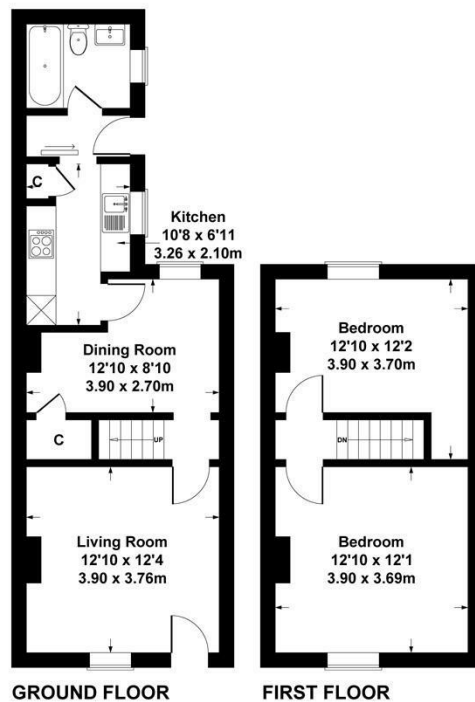
EPC - TBC



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

23 Ivy Cottages, DL7 8TN

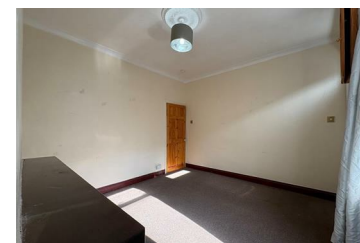
Approximate gross internal area
House - 70 sq m - 753 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
Energy efficient - higher energy costs			
Energy inefficient - lower energy costs			
England & Wales		72	79
		EU Directive	Minimum EPC

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