



7 IVY COTTAGES, NORTHALLERTON

OFFERS IN THE REGION OF £125,000



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
- Walking distance of High Street and Train Station
- Terraced Cottage
- Chain Free



#### Entrance

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

#### Sitting room

Inset mat well, wood laminate floor, ceiling light point, double radiator, TV, phone and sky point, central chimney breast with a white painted surround, marble hearth with an inset living flame gas fire.

#### Living room

Ceiling light point, double radiator, chimney breast with ornamental recess, wood laminate floor, door to under stairs storage cupboard with wall light point and shelving and BT point.

#### Kitchen

Range of white base and wall cupboards with granite effect work surfaces with inset single drain single bowl stainless steel sink unit, inset 4 ring electric hob with brushed steel and glass oven and extractor over, wall mounted condensing central heating boiler, ceiling light point, space and plumbing for washing machine, space for additional appliance.

#### Landing

Additional stairs to bedrooms and attic access.

#### Bedroom 1

Ceiling light point, double radiator.

#### Bedroom 2

Ceiling light point, double radiator, TV point, deep over stairs wardrobe and store cupboard.

#### Bathroom

½ tiled to 2 sides, fully tiled around the bath, white panelled bath with Mira thermostatically controlled mains shower over, fitted shower rail, matching pedestal washbasin with tiled splash backs, duo flush toilet and heated towel rail.

#### Courtyard

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 - D

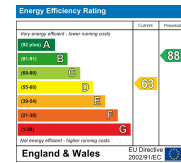


Call us to arrange a viewing on **01609 771959**



7 MY COTTAGES NORTHALLERTON DL7 8TN

TOTAL FLOOR AREA: 656 sq ft, (61.0 sq m) approx.  
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