



138 VALLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £95,000



Northallerton
Estate Agency



Valley Road

Northallerton, DL6 1SH

Property comprises a 1 bedroomed quarter house situated withing walking distance of Northallerton Town Centre. Conveniently situated within a sought after location and close to all local amenities.

Brick built with clay pan tile roof enjoying the benefit of UPVC double glazing and Gas fired central heating. The property is 1 bedroomed and comes with open plan living/kitchen and has a garden to the side. Parking is available also, and ideal starting property or investment for a rental.

- 1 Bedroom
- Gas Central Heating
- Off Road Parking
- Close to all local amenities
- Open plan Living & Kitchen
- UPVC Double Glazing
- Good central location to Town Centre
- Council Tax Band A



OUTSIDE

Small flagged entra area which is gated access into garden area which is lawned with post and plank as well as post and panel fencing and enjoys the benefit of a garden shed. Adjacent to the front door there is a useful store cupboard which is part shelved.

OPEN PLAN LIVING / KITCHEN

UPVC double glazed front door with leaded glass etched panel into the open plan living area which would nicely delineate into sitting and dining area with a separate kitchen area. The living area has coved ceiling, centre ceiling light point, double radiator and has the benefit of BT Openreach master socket and sky point. Wall mounted cloaks hanging and spiral stairs to 1st floor. Archway gives access into the kitchen which is a nice view onto living area as open to the front. A range of base and wall cupboards, granite effect work surfaces and inset single drainer single bowl stainless steel sink unit. Unit inset 4 ring brushed steel gas hob with electric oven/grill beneath. Tiled splash back, brush steel extractor over hob with light. Ceiling light point. Space and plumbing for washing machine and space for additional appliance and window looking out onto garden providing a nice degree of natural light.

STAIRS & LANDING

Wrought iron with wooden treads spiral staircase leading up to first floor landing which has a ceiling light point. Sliding doors giving access to:-

DOUBLE BEDROOM

Enjoys coved ceiling, centre ceiling light point, windows to two sides providing a nice degree of natural light and double radiator. Door into boiler cupboard which houses a Worcester Greenstar 255i Combi boiler with shelving above. Double wardrobe with twin sliding doors to front and internal cloaks hanging rail and shelving.

BATHROOM

Fully tiled around bath and shower area, with a Mira Sprint electric shower over bath. Matching pedestal wash basin with tiled splash back and duo flush WC, wall mounted heated towel rail and ceiling mounted light and ceiling mounted extractor fan.

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

TENURE - FREEHOLD

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

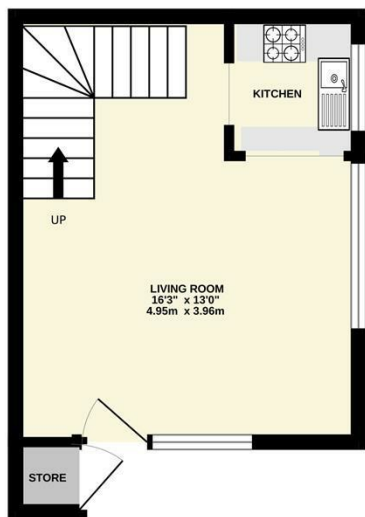
NYCC TAX BAND - A

EPC - D

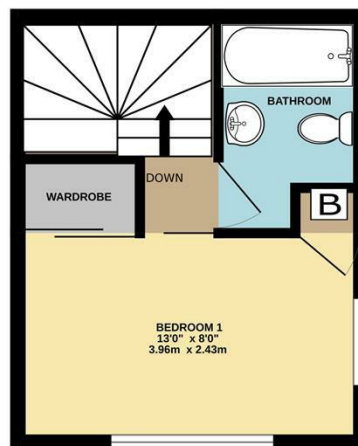


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



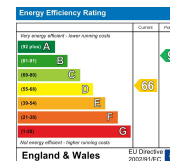
1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



138 VALLEY ROAD, NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA: 430 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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