



25 ST. JAMES ROAD, NORTHALLERTON

GUIDE PRICE £240,000



Northallerton
Estate Agency



St. James Road

Northallerton, DL7 8HH

25 ST JAMES ROAD IS A BEAUTIFULLY PRESENTED SEMI DETACHED 3 BED HOUSE, WITH FULL UNDERFLOOR HEATING, OFF STREET PARKING AND WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN AND MAIN LINE TRAIN STATION. THIS IS A CHAIN FREE PROPERTY AND MUST BEEN SEEN TO BE APPRICIATED.

- CHAIN FREE
- UNDERFLOOR HEATING
- WALKING DISTANCE TO TOWN CENTRE & STATION
- BEAUTIFULLY PRESENTED
- DOWNSTAIRS WC
- AIR SOURCE HEATING



ENTRANCE HALL

CEILING LIGHT POINT, STAIRS UP TO FIRST FLOOR, CLOAKS HANGING

LIVING ROOM

CEILING LIGHT POINT, BIG BAY WINDOW, TV, PHONE AND FIBRE POINT. UNDERFLOOR HEATING, UNDERSTAIR SPACE CURRENTLY USED AS A DOG KENNEL.

KITCHEN DINER

FULLY TILED WITH QUALITY MARBLE TILES, A GOOD RANGE OF BASE AND WALL UNITS, GRANITE WORK TOPS, 1 & 1/2 STAINLESS STEEL SINK AND BOWL, INSET 4 RING WHIRLPOOL HOB AND OVEN, CEILING LIGHT SPOTS, SPACE FOR WASHING MACHINE, INTERNAL DISHWASHER, SPLASHBACK AND EXTRACTOR FAN. THIS ROOM ASLO HAS A LARGE ARE FOR DINING WITH UNDERFLOOR HEATING, FRECH DOORS OUT TO THE GARDEN, ACCESS TO WC AND A CUPBOARD HOUSING ALL THE WATER CYLINDER AND ELECTRICS FOR HEATING.

WC

CEILING LIGHT POINT, DUO FLUSH WC, HAND WASH BASIN AND EXTRACTOR FAN.

LANDING

STAIRS UP LEAD TO A LANDING AREA WITH CEILING LIGHT POINT AND LOFT ACCESS

BEDROOM 1

DOUBLE WITH CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT AND BUILT IN WARDROBE.

BEDROOM 2

DOUBLE WITH , CEILING LIGHT POINT, DOUBLE RADIATOR, WOOD LAMINATE FLOOR

BEDROOM 3 / OFFICE

SMALL ROOM WITH CEILING LIGHT POINT AND RADIATOR

BATHROOM

QUALITY BATH WITH FITTED SCREEN, MAINS BAR SHOWER, FULLY TILED, INSET WASH BASIN, DUO FLUSH WC WALL MOUNTED GLASS SHELF, CEILING LIGHT SPOTS, EXTRACTOR FAN AND WALL MOUNTED CHROME TOWEL RAIL.

GARDEN

GOOD SIZE WITH FLAGGED PATIO, LAWNS, POST AND PLANK FENCING AND MITSUBISHI AIR SOURCE HEAT PUMP UNIT

This house is immaculately presented and is ready to occupy on a chain free sale. We recommend early inspection.

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

TENURE - FREEHOLD

SERVICES - AIR SOURCE HEATING, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

EPC - D

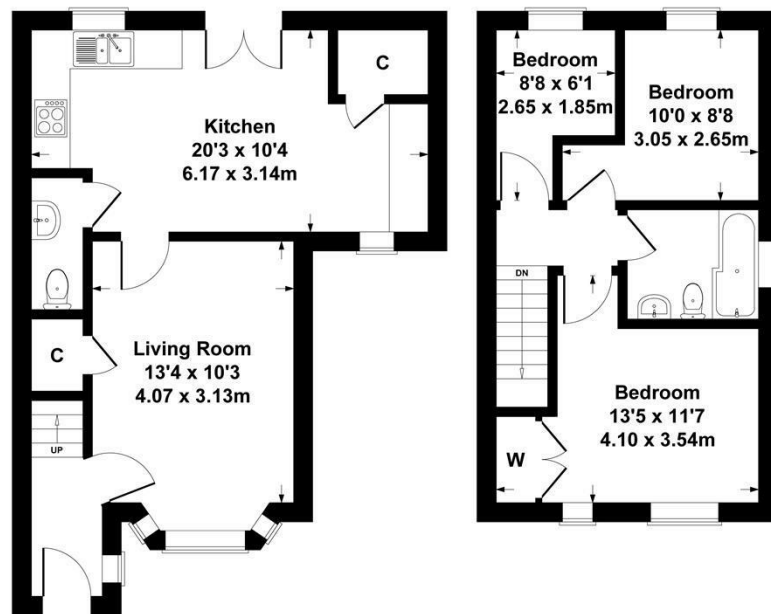


Call us to arrange a viewing on **01609 771959**

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Approximate gross internal area

House - 69 sq m - 743 sq ft



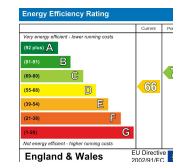
GROUND FLOOR

FIRST FLOOR

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.

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 - 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.
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