



I Russell Terrace

Londonderry, Northallerton, North Yorkshire, DL7 9LZ



Robin Jessop

A THREE-BEDROOM SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING, GARDENS AND FANTASTIC VIEWS, SITUATED IN A CONVENIENT LOCATION

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Accessible Location
- Off Road Parking for Several Vehicles
- Viewing by Appointment Only
- Guide Price: £235,000

SITUATION

Leeming Bar 2 miles, Bedale 3 miles, Northallerton 8 miles, Thirsk 13 miles, Ripon 13 miles, Leyburn 15 miles, Darlington 20 miles, Northallerton train station with main line access is a 15 minute drive. Leeds Bradford & Newcastle Airports are an hours' drive (all distances are approximate).

DESCRIPTION

1 Russell Terrace is a traditional semi-detached house occupying a generous plot, offering well-proportioned accommodation throughout and presenting an excellent opportunity for first-time buyers, families, investors or those looking to create a home to their own specification.

The property is entered via a welcoming entrance hall, with stairs rising directly to the first floor.

The ground floor offers two well-proportioned reception rooms, both enjoying a bright front-facing aspect. The sitting room provides a comfortable space to relax, whilst the second reception room lends itself perfectly as a dining room.

To the rear of the property is the kitchen, fitted with a range of wall and base units providing ample storage and workspace. Adjoining the kitchen is a useful pantry and understairs cupboard, ideal for additional storage.

Beyond the kitchen is a rear hallway providing access to the external door and the property's practical ancillary accommodation. This includes a separate utility room fitted with base units, a sink and plumbing for two appliances, together with a separate boiler/boot room offering excellent storage and a separate W.C.



To the first floor are three bedrooms, comprising two generous double bedrooms, both benefiting from built-in cupboards, together with a single bedroom. The bedrooms are served by a family bathroom fitted with a corner bath, separate shower enclosure, wash hand basin and W.C.

Externally, the property benefits from gardens to both the front and rear. The enclosed rear garden provides an excellent space for entertaining, family use or further landscaping, whilst the front garden is predominantly laid to lawn.

Whilst the property would benefit from some modernisation, it offers an excellent opportunity to create a superb family home in a convenient residential location close to the A1(M) and the amenities of both Bedale and Northallerton.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

///stitching.teachers.binds

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil Fired Central heating.

LOCAL AUTHORITY

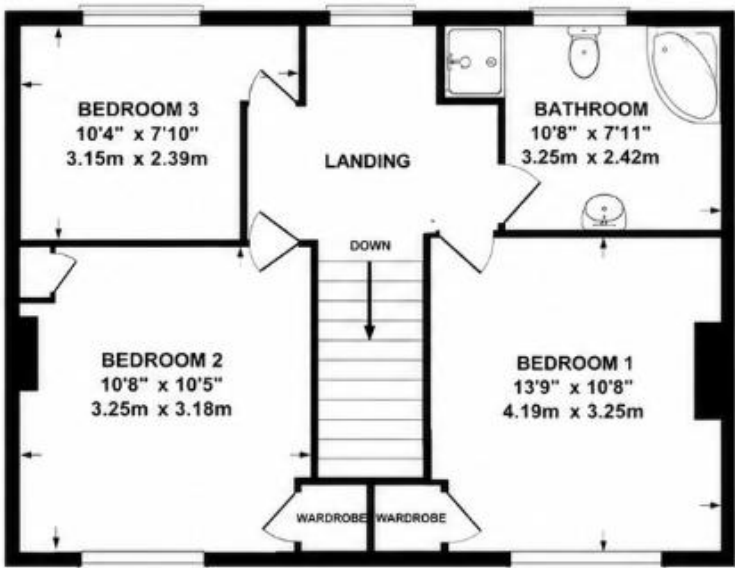
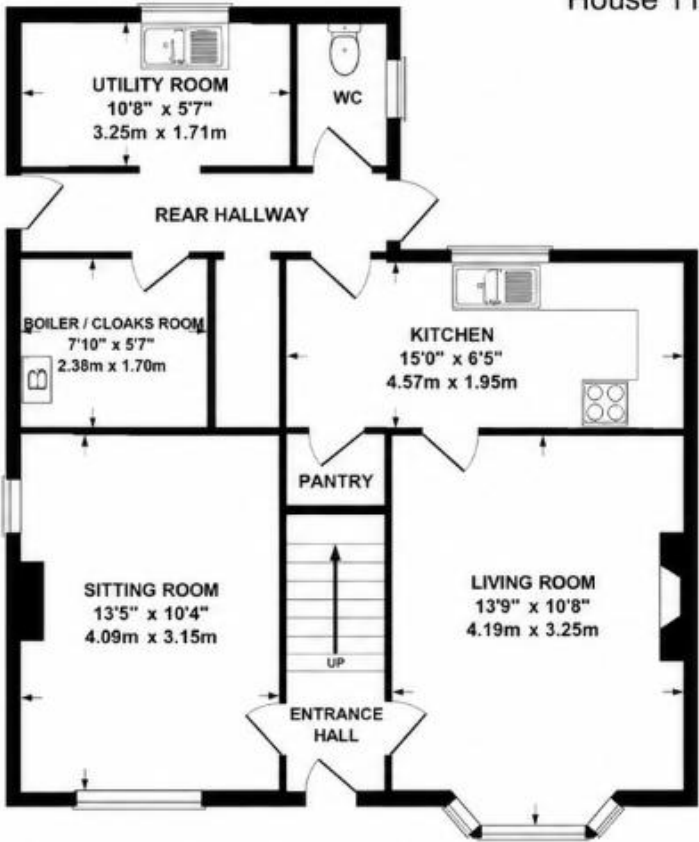
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



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Approximate gross internal area
House 1141 sq ft - 106.0 sq m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		