



61 KNOTTO BOTTOM WAY,  
NORTHALLERTON  
OFFERS IN THE REGION OF £157,500



Northallerton  
Estate Agency



# Knotto Bottom Way

Northallerton, DL6 1JF

The property comprises a brick built 2 bedroom mid-terraced family house with clay pantile roof in the sought after area of Northallerton within walking distance of the high street and train station. The property is very well presented, private garden, off street parking and enjoys UVPC throughout and gas central heating.

- 2 Bedroom
- Ideal family house
- Nicely presented
- Terraced house
- Tax Band B
- 2 Double Bedrooms



#### Entrance/Kitchen

Entering through composite door with etched glass into the kitchen comprising a attractive range of an attractive range of cream base and wall cupboards with granite effect worksurfaces with inset single drain single bowl stainless steel sink unit with quality mixer tap over, space and point for gas cooker with tiled splashback and brushed steel extractor over with light, built in unit matched slimline dishwasher, unit matched fridge and freezer, centre ceiling light point, radiator, tile effect floor.

#### Utility

Space and plumbing for washing machine with shelf above suitable for a dryer, wall mounted cloaks hanging hooks, ceiling light point, continuation of the tile effect floor.

#### Dining room

Quality laminate floor, ceiling light point, radiator, phone point.

#### Inner hallway

Stairs to first floor, continuation of laminate flooring.

#### Living room

Coved ceiling, centre ceiling light point, 2 wall light points, chimney breast with inset living flame gas fire with a hard wood mantle shelf over, quality laminate floor, TV point, double radiator, sliding patio doors out to rear garden.

#### Landing

Ceiling light point, attic access, built in linen shelved cupboard.

#### Bedroom 1

Wall length quality fitted bedroom furniture comprising a nice range of cloaks hanging, internal chest of drawers and shelving with central doors enjoying dressing mirror with internal dressing table, ceiling light point, radiator, door to boiler cupboard housing an ideal quality condensing gas fired central heating boiler with shelf storage around.

#### Bedroom 2

Ceiling light point, radiator and good recessed area suitable for a chest of drawers and wardrobe, one wall is part panelled.

#### Bathroom

Fully tiled, laminate floor, white suite comprising slipper bath with curved shower screen, thermostatically controlled mains Triton shower with drench and additional head, quality mixer tap on bath, pedestal wash basin with easy turn mixer tap, duo flush toilet, 2 ceiling light points.

#### Garden

The front of the property enjoys resin hardstanding for 2 vehicles with shrubbery in the corner. Rear garden enjoys a flagged patio with low level wall, central step up to a lawned rear garden area, post and plank fencing to 2 sides and hedged boundary at the rear giving a nice degree of privacy.

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

TENURE - FREEHOLD

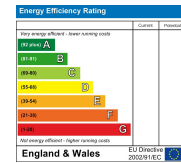
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - TBC



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



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