



152 Valley Road

, Northallerton, DL6 1SH

Guide price £55,000



**** GROUND FLOOR STUDIO FLAT ** NO CHAIN ** Bedroom/Living Area | Kitchen | Shower Room | Dressing Area | Off road parking | Double glazing | Electric heating | Close proximity to town centre | Good access to major road links**

The property comprises of a communal entrance lobby leading to the entrance door for the flat. The entrance door opens into a living area/bedroom. Door way from living area/bedroom leads to kitchen. Separate door way opens into dressing area with sliding door beyond opening into a shower room.

Small communal lawned area to the front of the property with car parking area to the side, providing sufficient parking.

The property benefits from electric heating, uPVC double glazing, and has been recently decorated and with new flooring fitted.



Living Area/Bedroom

14'7" x 8'7" (4.47 x 2.62)

uPVC double glazed window to front elevation. Electric wall heater. Fitted carpet. TV and telephone point. Opening into,

Kitchen

7'8" x 5'10" (max) (2.36 x 1.80 (max))

uPVC double glazed window to side elevation. Range of cream base and wall mounted units with worksurface and tiled splashbacks. Stainless steel sink unit with drainer. Plumbed for automatic washing machine. Hot water booster switch. Vinyl flooring. Built in cupboard housing water tank with storage space.

Dressing Room

6'3" x 3'10" (1.91 x 1.19)

Separate door from living area into dressing room. Built in wardrobe with sliding doors. Fitted carpet. Fuse box. Sliding door opening into,

Shower Room

8'6" x 3'11" (max) (2.60 x 1.20 (max))

Partly tiled. Wash hand basin and low level WC. Shower cubicle with Mira electric shower and shower curtain. Electric wall heater. Extractor fan. Vinyl flooring.

Outside

Small lawned area to front of property with car parking to the side providing sufficient parking space.

Important Information

The flat is a Leasehold property with a 120 year lease from 1st November 1981.

The vendor advises that ground rent is payable twice yearly and is currently £46.50 per payment. The vendor also advises that the ground rent was reviewed and increased a couple of years ago and the next review is not due until 2044.

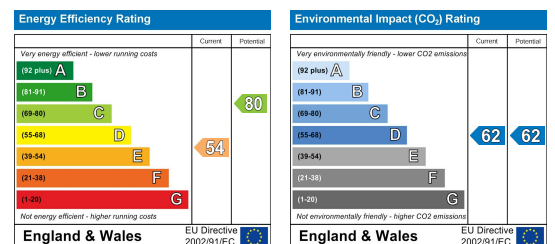
Area Map



Floor Plans



Energy Efficiency Graph



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