



108 VALLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £45,000



Northallerton  
Estate Agency

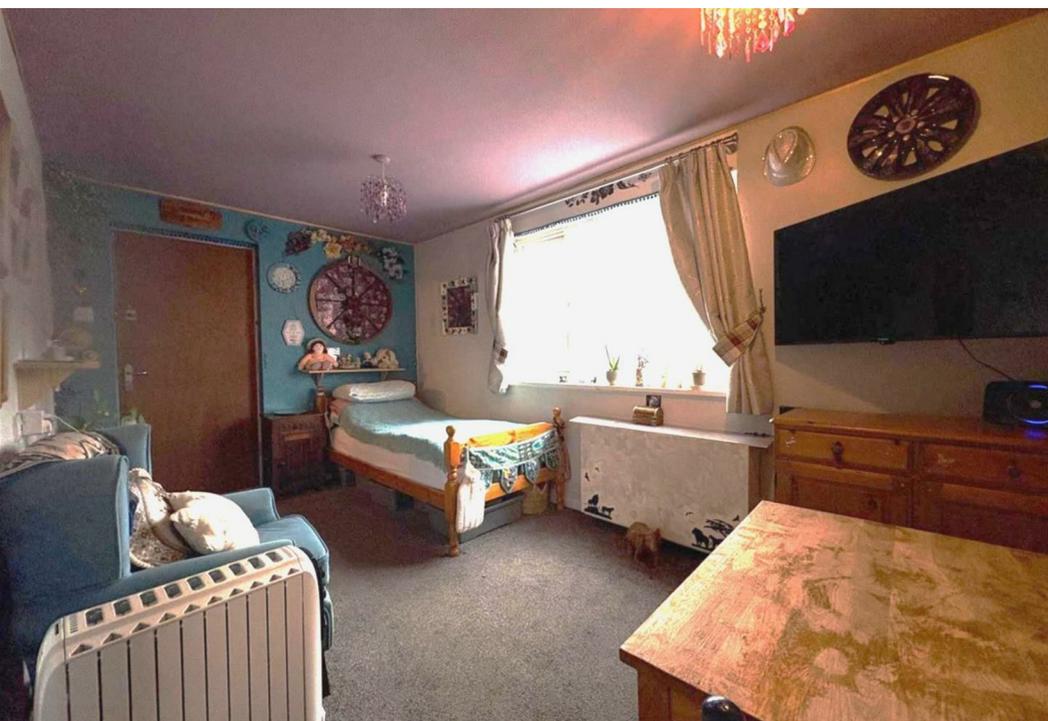


# Valley Road

Northallerton, DL6 1SH

PROPERTY COMPRISES OF A ONE-BEDROOM FIRST FLOOR APARTMENT WITHIN A HIGHLY SOUGHT AFTER AREA OF NORTHALLERTON, WITHIN WALKING DISTANCE OF THE TOWN AND TRAIN STATION. THE PROPERTY ENJOYS DOUBLE GLAZING THROUGHOUT, ELECTRIC HEATERS, COMES WITH PARKING SPACE.

- 1 BEDROOM APARTMENT
- LOW COUNCIL TAX BAND A
- OFF ROAD PARKING
- FIRST FLOOR
- NO ONWARD CHAIN
- LOW MAINTANANCE FEES



**BEDROOM/LIVING ROOM**  
DOUBLE GLAZING WINDOWS, ELECTRIC HEATER, STORAGE CUPBOARD, ENOUGH SPACE FOR TABLE AND CHAIRS FOR DINING ARE, TWO CEILING LIGHT POINT, TV POINT.

**KITCHEN**  
ENJOYS A WIDE RANGE OF BASE AND WALL UNITS, GRANITE EFFECT WORKSURFACE, INSET SINGLE DRAIN AND SINGLE BOWL STAINLESS STEEL SINK UNIT, VINYL FLOORING, CUPBOARD HOUSING BOILER, SPACE AND POINT FOR ELECTRIC COOKER, SPACE FOR ADDITIONAL APPLIANCE, CEILING LIGHT POINT.

**SHOWER ROOM**  
FULLY TILED WALLS, WALK IN SHOWER WITH CURTAIN RAIL, ELECTRIC SHOWER

WITH DETACHABLE HOSE, PEDESTAL WASHBASIN WITH QUALITY MIXER TAPS, DUO FLUSH TOILET WITH USEFUL SHELF ABOVE, EXTRACTOR FAN, CEILING LIGHT POINT.

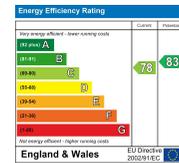
**STORAGE**  
BUILT IN STORAGE CUPBOARD.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959  
TENURE - LEASEHOLD  
SERVICES - WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - A  
EPC - C



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

GROUND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - 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.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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