

VALLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £97,500

Northallerton Estate Agency





Valley Road

Northallerton, DL6 1SH

Completely refurbished well laid out and spacious 1 bedroomed quarter house, situated just off Valley Road in a quiet residential location.

One Bedroomed accommodation with attractive garden, UPVC double glazing and fully fitted kitchen and bathroom. Designated parking.

- 1 Bedroom
- Close to local amenities'
- Gas Central Heating
- Council Tax Band A
- Designated Parking
- Quiet Location
- Walking distance to Town Centre
- Newly Refurbished
- Enclosed Garden

OUTSIDE / ENTRANCE
Concrete walkway approaching property leading on to patio area at the rear, which is accessed by side gates into a closed board fencing which is post and plank fencing all round, with stoned patio and offers a high degree of privacy. Chipping boarders and handing basket brackets in situ ready to make it homely. There is an allocated parking space. Outside store. Entrance through a UPVC double glazed front door into:-

LIVING ROOM
Attractive quality wood laminate floor, coved ceiling, ceiling light point and benefit of BT Openreach Master Socket, double radiator, TV point, and stair to first floor with useful storage underneath. Archway through into:-

KITCHEN
Attractive range of white base and wall cupboards, granite effect work surfaces with inset single drain single bowl stainless steel sink with quality mixer tap over. Unit inset 4 ring Siemens electric hob with brush steel and glass electric oven beneath. Space and plumbing for washing machine and fridge/freezer. Flush mounted ceiling light point, wall mounted brushed steel extractor with inset extractor and light

STAIRS TO FIRST FLOOR
Wrought iron balustrade with carpeted treads leading up to first floor leading to double bedroom and bathroom. Ceiling light over stairwell. Sliding door through into:-

BEDROOM
Enjoys the benefit of ceiling light point, double radiator and over stairs double wardrobe with internal cloak hanging rails and shelving. Door to boiler cupboard which houses Ideal Logic combi condensing combi boiler. Coved ceiling, charging socket and attic access. Windows to two sides.

BATHROOM
Attractive white suite comprising fitted panelled bath, matching pedestal wash basin with cupboard storage beneath and duo-flush WC. Fully tiled white walls. Wall mounted mains electric shower and fitted shower screen. Flush mounted ceiling light point. Wall mounted heated towel rail / radiator. Mirror fronted bathroom cabinet.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????
NYCC TAX BAND - A
EPC - D



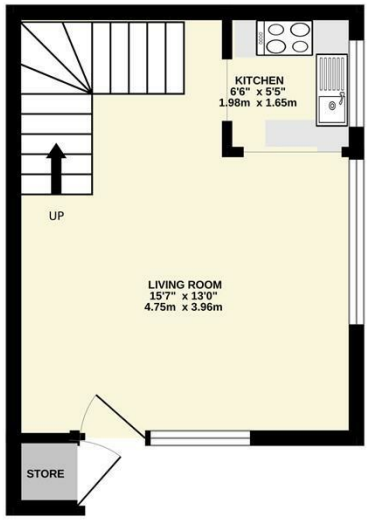




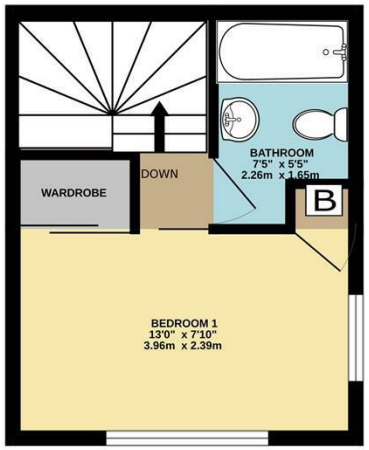



Call us to arrange a viewing on 01609 771959

GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



114 VALLEY ROAD, NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA : 430 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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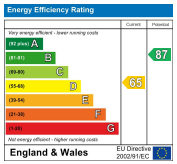

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· These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.

· 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.

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· 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 important 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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The Property Ombudsman

RICS

Northallerton Estate Agency