

26 IVY COTTAGES, NORTHALLERTON

OFFERS IN EXCESS OF £130,000

Northallerton Estate Agency



Ivy Cottages

Northallerton, DL7 8TN

The property comprises a brick built with slate roof, 2-bedroom terraced cottage situated on a quiet street in a highly sought after area within walking distance of Northallerton high street. The property enjoys on street permit parking, UVPC double glazing throughout and gas fired central heating.

- **2 Bedroom**
- **Attractively presented**
- **Garden to the rear**
- **Terraced cottage**
- **Well laid out and spacious**
- **Walking distance of town centre and train station**



Sitting room
Entering the property through quality composite front door with etched numbered glass above into the sitting room enjoying coved ceiling, centre ceiling light point, radiator, central chimney breast with TV point, internal archway through to an inner hallway.

Internal hallway
Stairs to first floor, stripped pine door to kitchen.

Kitchen
Contemporary range of cream base cupboards with brushed steel door furniture, wood effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit, unit inset 4-ring brushed steel gas hob with brushed steel and glass oven and grill beneath, space for fridge, useful area suitable for breakfast table with double radiator, flush mounted ceiling light point, tiled splashbacks, useful under stairs storage cupboard with cloaks hanging and shelving.

Utility
Base units topped with wood effect worksurfaces, space and plumbing for washing machine, space for additional appliance, ceiling light point, door to rear.

Bathroom
Fully tiled to 2 ½ walls, panelled bath with triton electric shower, pedestal washbasin with easy turn mixer taps, low level toilet, radiator, wall mounted cupboard housing Potterton condencing combi gas fired central heating boiler, wall mounted airflow extractor, ceiling light point.

Landing
Attic access, ceiling light point.

Bedroom 1
Centre ceiling light point, coved ceiling, BT Openreach point, TV point.

Bedroom 2
Ceiling light point, radiator, fitted wardrobe with rails and shelving with cupboard storage above, over stairs storage cupboard with cloaks hanging and shelf storage with cupboard storage above.

Garden
Garden
To the rear of the property there is a common rear access road which gives access onto a flagged patio, could provide for parking.

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





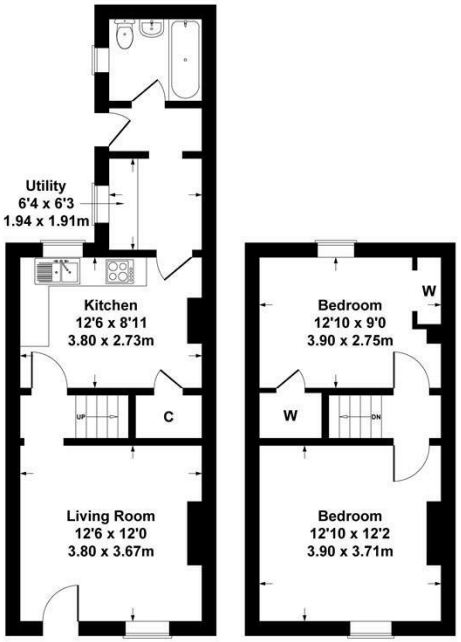




Call us to arrange a viewing on 01609 771959

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Approximate gross internal area
House - 67 sq m - 721 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

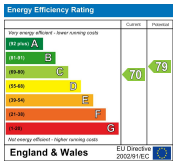
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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143 High Street, Northallerton, North Yorkshire, DL7 8PE
T: 01609 771959
E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk

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RICS

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