23 IVY COTTAGES, NORTHALLERTON

OFFERS IN THE REGION OF £110,000

Northallerton Estate Agency

Ivy Cottages

Northallerton, DL7 8TN

The property comprises brick built 2 bedroom terraced cottage with slate roof in the highly sought after area of Northallerton within walking distance of the town centre and train station. The property enjoys UVPC double glazing throughout with gas fired central heating.

- **2 bedroom**
- **Rear courtyard**
- **Chain Free**
- **Terraced Cottage**
- **Low Tax Band A**
- **Walking distance of High Street and Train Station**

Entrance
Entering through UVPC double glazed front door into the sitting room.

Sitting room
Centre ceiling rose and light point, double radiator, feature fire place comprising stone surround and hearth with hardwood mantle shelf, stone topped plinths to each side, coved ceiling.

Living room
Ceiling light point, double radiator, coved ceiling, BT point, door to under stairs storage cupboard with light and power.

Kitchen
Range of light oak base and wall cupboards with granite effect work surfaces with inset single drain 1 ½ bowl sink unit with mixer tap over, inset 4 ring electric hob extractor over, hot point eye level double oven and grill, space and plumbing for washing machine, built in fridge and freezer with unit matched doors to front, tiled splash backs, heater, ceiling light point, Worcester condensing gas fired central heating boiler.

Bathroom
Fully tiled and has a white suite comprising panelled bath with Triton electric shower over, toilet, wall mounted washbasin, double radiator, flush mounted ceiling light point.

Bedroom 1
Ceiling light point, double radiator, mini coved ceiling, TV point.

Bedroom 2
Ceiling light point, radiator, mini coved ceiling,

Courtyard
Astroturf with flagged seating area, shed and gated access.

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

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

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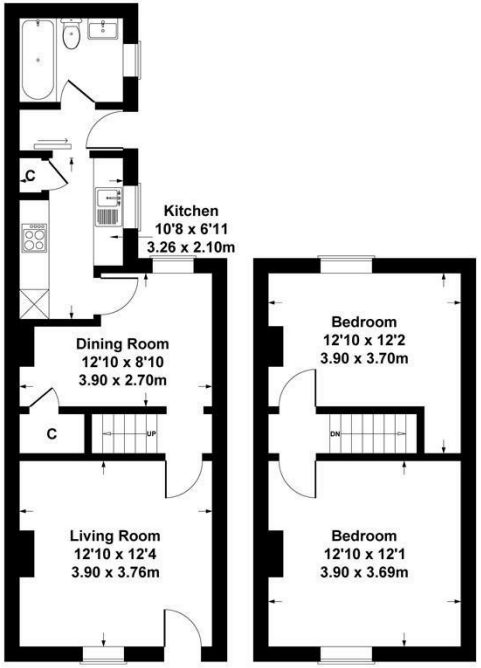
Approximate gross internal area
House - 70 sq m - 753 sq ft

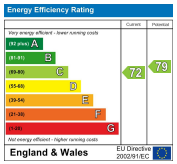


GROUND FLOOR FIRST FLOOR

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.

Produced By Vue3Sixty



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