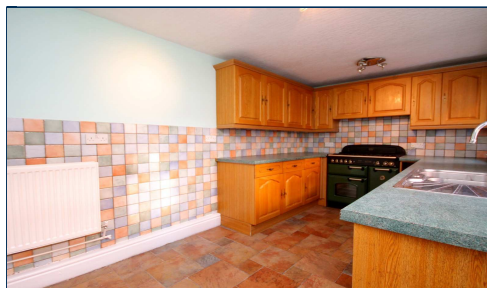


East Road, Northallerton DL6 1NP



Guide Price £139,950

**** SPACIOUS 3 BED END TERRACE HOUSE ** NO CHAIN **** Recently redecorated throughout | Lounge with bay window | Dining room with sliding patio doors | Breakfast kitchen | Two double bedrooms | Further bedroom | Modern bathroom | Rear courtyard | Outbuilding | Front garden providing off road parking | Town centre location | Investment opportunity

This well presented property is in a convenient location close to the town centre and local amenities. The house comprises of an entrance vestibule, hallway, lounge, dining room and breakfast kitchen on the ground floor. Stairs from the entrance hallway lead up to the first floor split level galleried landing, which provides access to two double bedrooms, a third bedroom and a bathroom.

The property is Leasehold but we understand there to be 1,748 years remaining on the lease.

The Accommodation

Entrance Vestibule

uPVC double glazed entrance door with a further glazed door opening into,

Hallway

Ornate archway. Radiator. Smoke alarm. Stairs leading to first floor accommodation. Panelled door into,

Dining Room

4.32m (14'2) x 3.7m (12'2)

Feature cast iron open grate fireplace with granite hearth. Recess with shelves and cupboard below. Coving. Radiator. TV point. uPVC double glazed sliding patio doors open onto rear courtyard area. Opening into,



Lounge

4.23m (13'11) x 4m (13'1) (into bay)

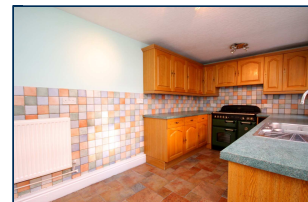
Gas coal effect fire on tiled hearth with wooden fire surround. Ornamental coving. Radiator. Telephone point. uPVC double glazed bay window to front elevation. Door from dining room leads into,



Breakfast Kitchen

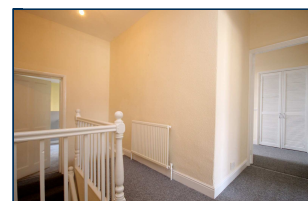
4.28m (14'1) x 2.45m (8'0)

Fitted in a range of light oak effect base and wall mounted units with worktops and tiled splashbacks. Door opens into spacious under stairs cupboard housing gas meter and fuse box. Range Master electric oven with 5 ring gas hob and extractor hood over. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Tiled floor. uPVC double glazed window to side elevation. Half glazed uPVC double glazed door opens into rear courtyard area.



First Floor Landing

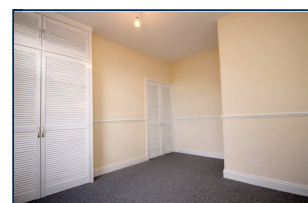
Stairs from hallway lead up to split level galleried landing. Wooden bannister with spindles. Access to roof space, which is partly boarded. Radiator. Smoke alarm. Panelled doors leading into,



Bedroom One

3.7m (12'2) (max) x 3.05m (10'0) (max)

uPVC double glazed window to rear elevation. Built-in wardrobes with louvred doors. Radiator. Dado rail.



Bedroom Two

3.45m (11'4) x 2.81m (9'3)

uPVC double glazed window to front elevation. Built-in wardrobes. Radiator.



Bedroom Three

3.41m (11'2) x 2m (6'7)

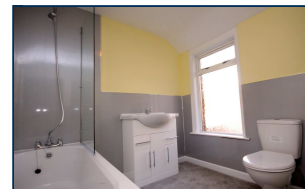
uPVC double glazed window to front elevation. Radiator. Coving. Dado rail.



Bathroom

2.89m (9'6) x 2.38m (7'10)

Three piece bathroom suite in white comprising of panelled bath with shower attachment over and glass shower screen; wash hand basin in vanity unit; and low level WC. Door opens into built-in airing cupboard with shelving and housing gas fired combi boiler. Radiator. uPVC double glazed window to side elevation.



Outside

To the rear of the property is an enclosed courtyard area which has a separate paved patio area for outside entertaining. Brick outbuilding/shed. Coal bunker. Outside light. Fencing with wooden gate providing access down side of property and leading to the front garden. The neighbouring property has right of way over the courtyard area to allow access to the front. Similarly, the subject property has right of way over the rear of the neighbouring property for access to the outbuilding. There is a good sized front garden with shrubs and a gravelled area providing parking one vehicle. Picket fencing to one side and end boundary. Outside porch with canopy providing access to the front entrance door with two outside lights.



Owner's opinions...

I have lived in Northallerton for many years and the location of the house is fantastic, giving easy access to the town centre and local amenities as well as providing good access to road and rail networks for travelling further afield.



Council Tax Band B

Disclaimer

HomeXperts Ltd and any joint agents for themselves, and for the Vendor/Landlord of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to HomeXperts has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents and all relevant local and other searches should be made to validate such matters (v) All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed (vi) The property is sold or let, as the case may be, subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. HomeXperts Ltd, Lentonville House, Sansome Walk, Worcester, Worcestershire WR1 1LX. Registered in England 06914336.

What to do next...

For further information, to arrange your FREE, NO OBLIGATION, HOME MARKETING APPRAISAL to discuss how best to market and GET THE BEST PRICE for your property whether you are considering selling or letting, call **01845 518102** or email **thirsk@hxea.co.uk**

Visit www.homexpertsuk.com/estateagentthirskandnorthallerton for more properties.