



13 NORTHALLERTON ROAD, BROMPTON,  
NORTHALLERTON  
OFFERS IN THE REGION OF £165,000



Northallerton  
Estate Agency



# Northallerton Road

Northallerton, DL6 2QR

The property comprises a brick built and rendered 2-bedroom mid terraced cottage with clay pantile roof situated in a highly sought after area of Northallerton within walking distance of the high street and train station. The property enjoys attractive gardens, workshop, UVPC double glazing throughout, newly fitted carpets throughout, freshly decorated throughout new flooring in the kitchen included and gas fired central heating.

- 2 Bedrooms
- Attractive Gardens
- Highly Sought After Location
- Terraced House
- Outbuildings
- Chain Free



#### Entrance

Entering up a step and through a UVPC double glazed door with upper etched glass into an entrance lobby with stairs to first floor and ceiling light point.

#### Sitting room

Centre ceiling light and rose, double radiator, BT Openreach point with fibre, TV and satellite point, chimney breast with internal exposed brick surround and backplate, cut stone hearth, hearth mounted gas fired stove.

#### Kitchen diner

Attractive range of contemporary cream base and wall cupboards with brushed steel door furniture, granite effect worksurfaces with inset single drain single bowl stainless steel sink unit with quality mixer tap over, unit inset 4 ring brushed steel gas hob with brushed steel and glass oven beneath, space and plumbing for washing machine, space for additional appliance, tiled splashbacks, inset ceiling spotlights extending across dining area. Dining area enjoying ceiling light point, double radiator, rear upper glazed door with window to side providing a nice degree of natural light, internal door giving access to under stairs storage cupboard with hanging for cloaks and ceiling light point.

#### Landing

Ceiling light point, access to bedrooms.

#### Bedroom 1

Centre ceiling light point, TV point, double radiator, useful boiler cupboard housing a Baxi condensing combi central heating boiler and clothes rail along with shelf, ceiling light point, attic access.

#### Bedroom 2

Double radiator, ceiling light point.

#### Bathroom

White suite comprising panelled bath with easy turn taps and thermostatically controlled mains shower, matching pedestal washbasin with tiled splash back, low level toilet, flush mounted ceiling light point, wall mounted shaver socket, light and mirror fronted bathroom cabinet, radiator, wall mounted extractor, wall mounted towel rail and rack.

#### Garden

Attractive and private rear garden comprising an area of chippings with sleeper fronted steps up to an area of concrete for seating area with adjacent workshop, greenhouse with existing vine, lawns in 2 areas with sleeper boarding between, to the far end there is sleeper fronted terraced beds, mix of post, plank, brick and cobbled wall. There is a gated access through for removal of bins to the rear.

#### Outbuildings

Former coal house (7' 3" x 3' 3") and a workshop (6' 9" x 7' 5") enjoying a concrete floor, sink, benefit of light, power and its own fuseboard, wall mounted storage cupboard. Both provide a great potential for workshop, studio or office.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC & DRAINAGE

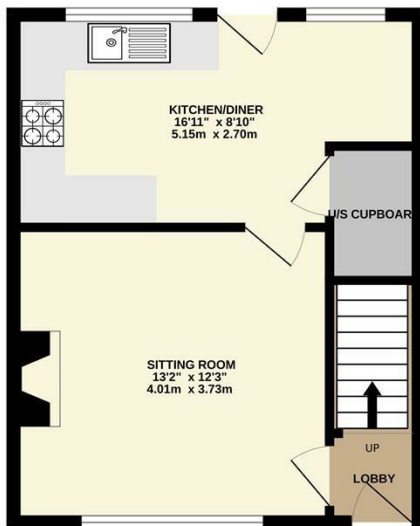
NYCC TAX BAND - C

EPC - D

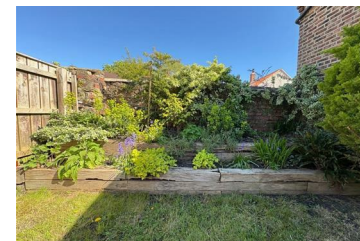
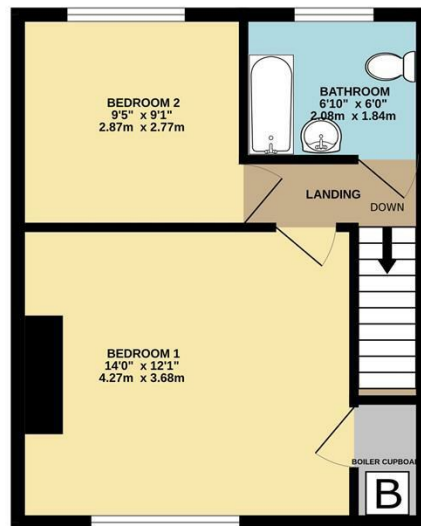


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

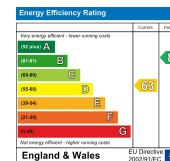


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TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

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