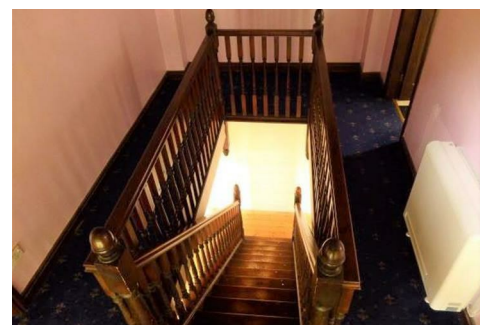


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Northallerton
Estate
Agency



Lot 1 - The Old School
Northallerton, North Yorkshire DL7 9EY
Offers In The Region Of £275,000

An Opportunity to Acquire a Residential Property with Character, Currently Split into Two Dwellings with Potential to Modernise for Residential - Holiday Let - Extended Family or Reconfiguration into One Single Dwelling (Subject to the Necessary Planning Consents)

The property was built circa 1860 as a Village School. It was converted by the current owners in 1993 into five separate dwellings that have, until recently, been let out. The property has retained many of its historic features.

Lot 1 comprises Nos 1 and 2 which incorporates one 2-bedroomed and one 1-bedroomed dwellings. There is great scope to modernise the dwellings for residential or holiday lets or potential to develop it as one dwelling.

Outside there is a substantial lawned garden and patio and parking to the rear.

Communal Entrance Area

With a concrete floor and mono pitched ceiling with doors into Nos 1 & 2 together with an area to side which is partitioned off which would formerly have been the cloakroom.

Area

17'6" x 5'5" (5.35 x 1.67)

Through twin wooden doors into:

Entrance Vestibule

5'7" x 6'9" (1.72 x 2.08)

Living Room

22'0" x 14'6" to 14'4" x 6'6" (6.72 x 4.42 to 4.37 x 2.00)



Kitchen

7'1" x 9'3" (2.18 x 2.84)



Stairs to First floor

First Floor Landing

14'8" x 8'3" (4.49 x 2.54)

Bedroom No. 1

10'0" x 13'4" (3.07 x 4.08)



Bedroom No. 2
10'0" x 7'10" (3.07 x 2.40)



Windows to two sides. Beamed ceiling

Bathroom
10'4" x 5'4" (3.15 x 1.64)

White suite comprising panelled bath, wash basin and WC. Electric shower.

From the Landing there is access to:

Upper Mezzanine Area
15'1" x 5'8" (4.62 x 1.74)

Light and power. Steps up to:

Substantial Attic Area
31'0" x 12'11" (9.45 x 3.96)

Light and power. Floor mounted twin immersion heater lagged cylinder. This end would present additional opportunity for accommodation subject to purchasers requirements and the necessary building regulations.

Entrance Hall
5'5" x 5'9" (1.67 x 1.77)

Galley Kitchen
12'0" x 4'8" (3.68 x 1.44)



From the Entrance Hall:

Sitting Room
18'4" x 9'6" (5.61 x 2.91)



Stairs to First Floor

Double Bedroom
10'11" x 14'8" (3.35 x 4.49)



Bathroom
8'5" x 6'11" (2.59 x 2.13)



Attic Area

18'6" x 8'2" (5.64 x 2.49)

Drop down metal ladders which gives access to a boarded attic.

Gardens

Flagged patio extending to two sides opening out onto attractive lawned gardens to front and side providing a lovely backdrop to the property.

Proposed Parking Area

The property will come with the benefit of a concrete area currently having sheds and a former toilet block on it which it is proposed may provide parking for Lot 1 in preference to a parking area at the front of the property.

General Remarks & Stipulations

VIEWING

Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959

BOUNDARY – It will be a condition of the sale that the purchaser of The Old School will erect a post and plank fence between points A and B as shown on the attached plan.

RIGHT OF ACCESS - The property will enjoy a right of access as shown on the attached plan shown blue to the proposed parking area.

TENURE

Freehold with Vacant Possession upon Completion (for the whole).

SERVICES

Mains Water, Electricity, Gas & Drainage.

LOCAL AUTHORITY

Hambleton District council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

At the present time:

Unit 1 – Band C - £1635.15

Unit 2 – Band A - £1226.37 which form part of The Old School.



GROUND FLOOR



1ST FLOOR

LOT 1 THE OLD SCHOOL, NEWBY WISKE, NORTHALLERON.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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