



6 NEWLANDS, NORTHALLERTON

OFFERS IN THE REGION OF £175,000



Northallerton
Estate Agency



Newlands

Northallerton, DL6 1SJ

The property comprises a brick built with clay pantile roof 2-bedroom semi-detached house situated in a highly sought after residential area of Northallerton within walking distance of the high street and train station. The property enjoys off street parking, garage, UVPC double glazing throughout and gas fired central heating.

- 2-bedroom
- Detached garage
- Nicely laid out and spacious
- Semi-detached house
- Chain free
- Highly sought after location



Entrance

Entering through a UVPC double glazed door with upper etched and coloured glass light leading into an entrance hall enjoying door to good size under stairs storage cupboard with cloaks hanging and shelf storage.

Sitting room

Coved ceiling, feature stone surround fireplace with mantle shelf and matching plinths to side, cut marble hearth and backplate with inset ornamental brass fire, double radiator, centre ceiling light point, TV and phone point, stairs to first floor, display window ledges.

Kitchen

Attractive range of light oak base and wall cupboards, wood effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit with quality mixer tap over, unit inset 4-ring gas hob with electric oven and grill beneath, space and plumbing for washing machine, space for fridge and freezer, wall mounted Viessman condensing combi gas fired central heating boiler, tiled splashbacks, unit matched extractor over hob with inset light and fan, radiator, ceiling light point, coved ceiling, upper etched glass panelled double glazed door out to rear.

Landing

Ceiling light point, attic access with drop down ladder and the attic is boarded.

Bedroom 1

Flush mounted ceiling light point, good range of fitted light oak bedroom furniture comprising wardrobes with internal hanging, over bed cupboards, tallboy and matching chest of drawers, over bed light point and shelf, radiator, phone point.

Bedroom 2

Flush mounted ceiling light point, radiator, fitted double wardrobe with cloaks hanging rail and shelf storage above and to side, matching 3 drawer chest of drawers.

Bathroom

Fully tiled to 2 walls, white suite comprising panelled bath with Essentials electric shower over, fitted shower rail, matching pedestal washbasin and duo flush toilet, ceiling mounted spotlights, inset ceiling mounted extractor, radiator, over stairs storage cupboard.

Garden

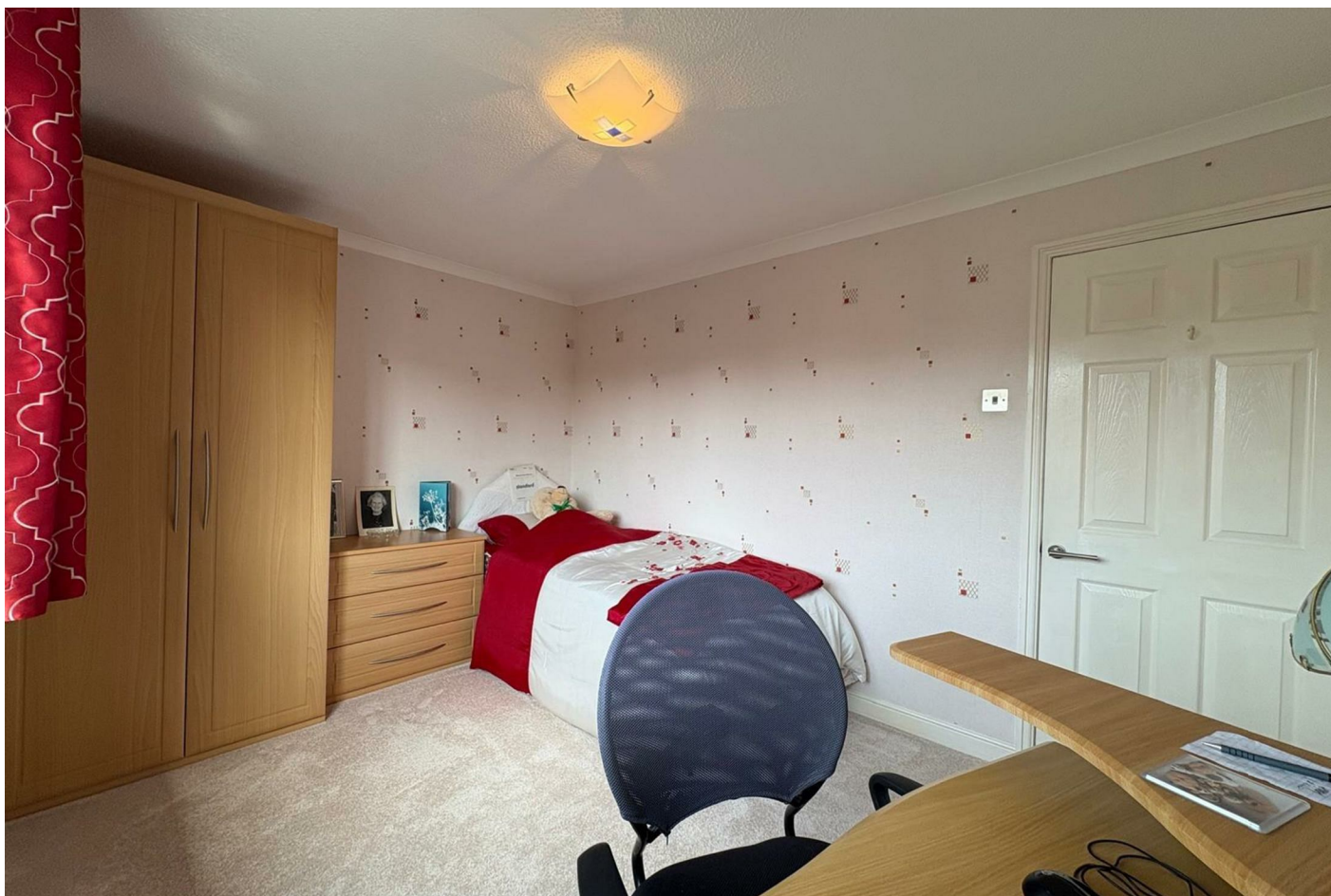
To the front there is an extensive flagged driveway offering access to the garage and hardstanding for 3 vehicles. Well presented lawned garden to the front with shrub border. To the rear of the property the flagged driveway opens out to a patio area and lawned garden with shrub border and flagged seating area to the rear of the garage.

Garage

Brick built detached garage with a clay pantile roof, up and over door to front, pedestrian door to side, benefit of light and power.

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

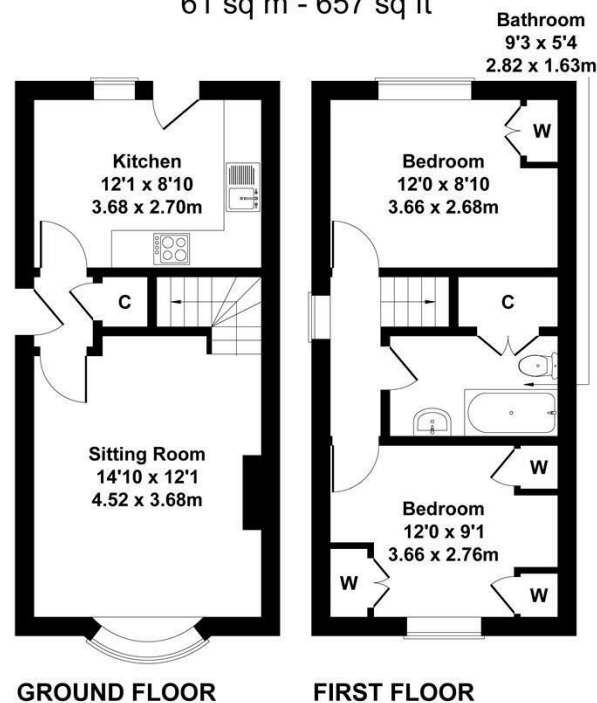
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYC TAX BAND - B
EPC - C



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

6 Newlands, Northallerton, DL6 1SJ

Approximate gross internal area
61 sq m - 657 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.

Produced By Vue3Sixty



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
72	79
England & Wales	

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency