



36 MALPAS ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £125,000



Northallerton  
Estate Agency



# Malpas Road

Northallerton, DL7 8TB

Please note this property is currently scheduled for Auction with Auction House North East.

PROPERTY COMPRISES BRICK BUILT 2-BEDROOM SEMI-DETACHED HOUSE WITH SLATE TILE ROOF, UVPC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING SET IN THE TOWN OF NORTHALLERTON WITHIN WALKING DISTANCE OF THE MAIN HIGH STREET AND TRAIN STATION THE PROPERTY HAS STREET PERMIT PARKING TO THE FRONT WHICH CAN BE BOUGHT THROUGH THE LOCAL COUNCIL.

- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- WALKING DISTANCE OF HIGH STREET AND TRAIN STATION
- HIGHLY SOUGHT AFTER AREA
- CHAIN FREE
- LOW COUNCIL TAX BAND B



## ENTRANCE HALL

CENTRE CEILING LIGHT POINT, COVED CEILING, WALL MOUNTED CLOAKS HANGING, RADIATOR, STAIRS TO 1ST FLOOR AND DOOR INTO SITTING ROOM.

## SITTING ROOM

CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR, BT OPENREACH POINT AND FIBRE BROADBAND CONNECTION, CHIMNEY BREAST WITH ALCOVE CUPBOARD TO SIDE.

## LIVING ROOM

CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR AND DOOR TO KITCHEN, WOOD LAMINATE FLOOR.

## KITCHEN

WOOD LAMINATE FLOOR, RANGE OF WALL AND BASE CUPBOARDS WITH GRANITE EFFECT WORKSURFACES WITH INSET SINGLE DRAIN, SINGLE BOWL STAINLESS STEEL SINK UNIT WITH MIXER TAP OVER, SPACE AND PLUMBING FOR WASHING MACHINE AND DISHWASHER, SPACE FOR ELECTRIC COOKER WITH EXTRACTOR HOOD OVER, USEFUL RECESSED UNDERSTAIRS STORAGE AREA WITH SHELVING AND A POWER POINT, DOOR TO REAR YARD AND GARDEN AREA.

## YARD/GARDEN

FLAGGED WALKWAY WITH A SHED, POST AND PANELLED FENCING TO ALL SIDES, REAR AREA OF CHIPPING AND ASTROTURF FOR SEATING AND AN OUTSIDE TAP.

## BATHROOM

COLOURED SUITE COMPRISING OF PANELLED BATH, PEDESTAL WASH BASIN AND TOILET, FULLY TILED AROUND BATH, BATH ENJOYS MIXER TAPS AND SHOWER ATTACHMENT, WALL MOUNTED EXTRACTOR, CEILING LIGHT POINT, BUILT IN BOILER CUPBOARD HOUSING A MAIN ECO COMPACT GAS FIRED CENTRAL HEATING BOILER AND WOOD LAMINATE FLOOR.

## BEDROOM 1

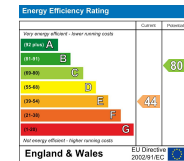
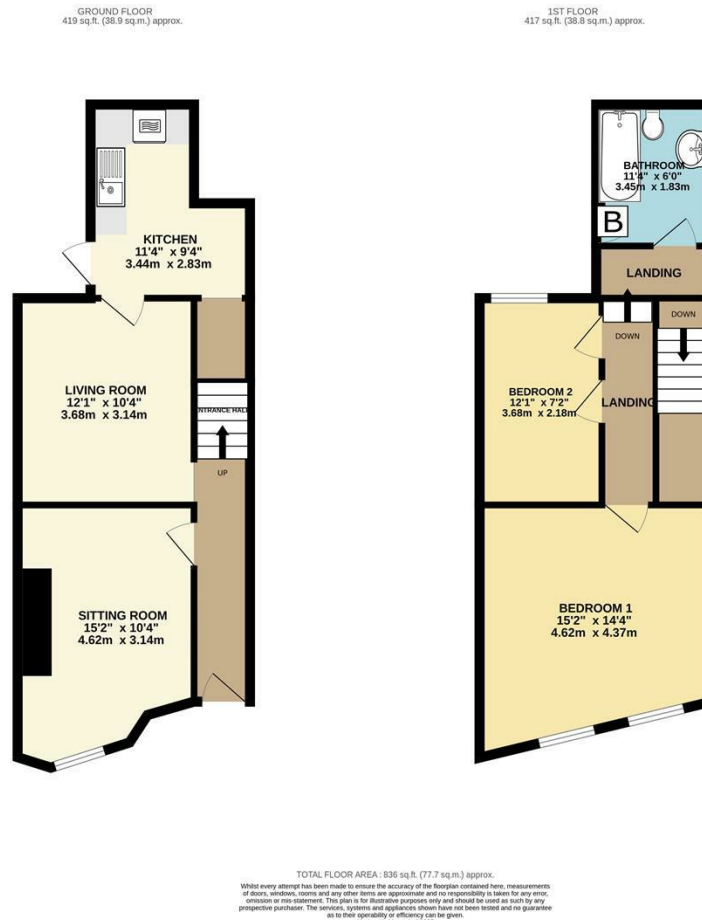
RUNS ACROSS THE FRONT OF THE PROPERTY WITH TWIN WINDOWS, BUILT IN ALCOVE SHELVES STORAGE, MINI COVED CEILING, DOUBLE RADIATOR, CEILING LIGHT POINT.

## BEDROOM 2

CEILING LIGHT POINT, RADIATOR, VIEWS OUT TO THE REAR GARDEN.



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