



32 SCHOLLA VIEW, NORTHALLERTON

OFFERS IN THE REGION OF £177,500



Northallerton
Estate Agency



Scholla View

Northallerton, DL6 3RT

BRICK BUILT WITH CLAY PANTILE ROOF, 2-BEDROOM SEMI-DETACHED COTTAGE SITUATED ON A SLIGHTLY ELEVATED POSITION IN THE QUITE SOUGHT AFTER AND HIGHLY DESIRABLE RESIDENTIAL AREA OF NORTHALLERTON. UVPC THROUGHOUT, GAS FIRED CENTRAL HEATING AND ENJOYS OWNED SOLAR PANELS.

- 2 BEDROOMS
- SOLAR PANELS
- SOUGHT AFTER AREA
- SEMI-DETACHED HOUSE
- PARKING
- LOW COUNCIL TAX BAND B



ENTRANCE

ENTERING THROUGH A UVPC ETCHED AND LEADED FRONT DOOR INTO ENTRANCE LOBBY WITH CLOAKS HANGING HOOKS AND FLUSH MOUNTED CEILING LIGHT POINT.

LIVINGROOM

ENJOYING COVED CEILING, CARPET, DOUBLE RADIATOR, CEILING LIGHT POINT, BT OPENREACH AND TV POINT. TO THE REAR OF THE LOUNGE WOULD BE A SUITABLE DINING OR OFFICE WORKSPACE ENJOYING COVED CEILING, UNDERSTAIRS USEFUL STORE CUPBOARD, RADIATOR, CEILING LIGHT POINT, LINO FLOORING.

KITCHEN

RANGE OF BASE AND WALL CUPBOARDS WITH BRUSHED STEEL DOOR FURNITURE WITH GRANITE EFFECT WORKSURFACES, INSET 1 1/2 BOWL WITH SINGLE DRAIN MOULDED SINK UNIT WITH QUALITY MIXER TAP OVER, UNIT INSET GAS HOB WITH BRUSHED STEEL AND GLASS ELECTRIC OVEN BELOW, EXTRACTOR OVER HOB WITH INSET LIGHT AND FAN, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE FREEZER AND ADDITIONAL APPLIANCE, UNIT MATCHED BOILER CUPBOARD HOUSING A BAXI CONDENSING CENTRAL HEATING BOILER, TILED SPLASHBACKS, CEILING LIGHT POINT COMPLETED BY A DOUBLE GLAZED DOOR TO REAR, WITH UPPER ETCHED GLASS.

LANDING

CEILING LIGHT POINT, ATTIC ACCESS.

BEDROOM1

CEILING LIGHT POINT, RADIATOR, BUILT IN MIRROR FRONTED DOUBLE WARDROBE WITH CLOAKS HANGING AND SHELF STORAGE WITH FULL HEIGHT SLIDING DOORS TO FRONT, WALL MOUNTED USEFUL STORAGE.

BEDROOM2

CEILING LIGHT POINT WITH FAN, RADIATOR, BUILT IN DOUBLE WARDROBE WITH CLOAKS HANGING AND SHELF STORAGE OVER, USEFUL SHELVING TO SIDE, AIRING CUPBOARD HOUSING EMERSON HEATER.

BATHROOM

WHITE SUITE COMPRISING PANELLED BATH, FULLY TILED AROUND BATH WITH WALL MOUNTED MIRA ELECTRIC SHOWER, PEDESTAL WASHBASIN WITH EASY TURN TAPS, DUO FLUSH TOILET, WALL-MOUNTED MIRROR-FRONTED BATHROOM CABINET, CEILING LIGHT POINT, WALL MOUNTED EXTRACTOR, TILE EFFECT FLOOR, 1/2 TILING AROUND REST OF THE BATHROOM.

GARDEN

FRONT OF THE PROPERTY ENJOYS A TARMACADAM DRIVEWAY OFFERING HARDSTANDING FOR 2 VEHICLES, LAWNED GARDEN WITH FLAGGED WALKWAY WITH STEPS TO FRONT DOOR. REAR GARDEN IS ACCESSED THROUGH GATES AND IS ENCLOSED WITH FLAGGED PATIO AND WALKWAY TO A SHED, POST AND PANELLED BOUNDARIES TO 2 SIDES OF THE GARDEN WITH POST AND PLANK TO REAR, LAWNED AREA WITH DEEP SHRUB BORDERS AND USEFUL GLASS HOUSE.

SOLAR PANELS

THE SOLAR PANELS ON THE PROPERTY ARE OWNED AND ARE ON A FEED-IN TARIFF WHICH HAS PAID THE HOMEOWNER APPROXIMATELY £124 PER QUARTER, IN ADDITION TO BATTERY STORAGE REDUCING ELECTRICITY BILLS.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

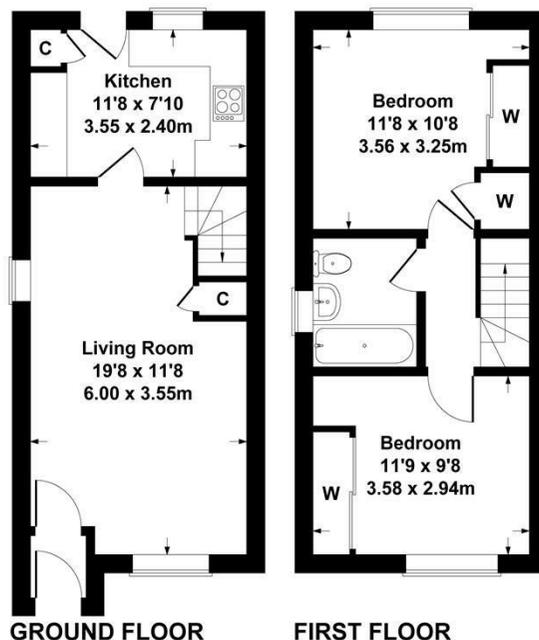
EPC - B



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

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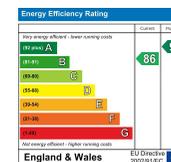
Approximate gross internal area
House - 61 sq m - 657 sq ft



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.

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