



**WELBECK HOUSE, 66 SOUTH PARADE,
NORTHALLERTON
OFFERS IN THE REGION OF £380,000**



**Northallerton
Estate Agency**

66 South Parade

Northallerton, DL7 8SL

THE PROPERTY COMPRISES A BRICK BUILT 3-BEDROOM MID TERRACE COTTAGE WITH TILED ROOF, IMMACULATEDLY PRESENTED AND SITUATED IN AN IDEAL LOCATION WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION.

- 3 BEDROOM

- GARAGE

- HIGHLY SOUGHT AFTER LOCATION

- MID TERRACE COTTAGE

- IMMACULATEDLY PRESENTED

- SPACIOUS LIVING ACCOMMODATION



ENTRANCE

THROUGH A HARDWOOD FRONT DOOR WITH BRASS DOOR FURNITURE INTO AN ENTRANCE LOBBY WITH ORNATE TILE FLOOR, COVED WALLS AND INTERNAL DOOR LEADING INTO ENTRANCE HALL COMPRISING OAK FLOORING, COVED CEILING, CENTRE CEILING LIGHT, DOUBLE RADIATOR.

INNER HALLWAY

STAIRS TO FIRST FLOOR AND DOORS INTO ROOMS.

SITTING ROOM

ENJOYING A BEAUTIFUL BAY WINDOW TO FRONT, SOLID OAK FLOORING, COVED CEILING, CENTRE CEILING ROSE AND LIGHT, FITTED PICTURE RAIL, PERIOD CAST RADIATORS, CUT MARBLE HEARTH, SURROUND, BACKPLATE AND MANTLE SHELF WITH INSET OPEN GRATE.

LIVING ROOM

ENJOYING CENTRE CEILING LIGHT, CONTINUATION OF OAK FLOORING, FITTED PICTURE RAIL, FEATURE FIRE PLACE COMPRISING QUARRY TILED HEARTH, BRICK OVER MANTLE WITH HEARTH MOUNTED WOOD BURNING STOVE, BUILT IN CHIMNEY BREAST ALCOVE STORE CUPBOARD AND DISPLAY SHELVING ABOVE, DOOR TO USEFUL UNDERSTAIRS STORE CUPBOARD WITH SHELVES AND CENTRE CEILING LIGHT POINT.

KITCHEN

BESPOKE KITCHEN COMPRISING AN EXTENSIVE RANGE OF BASE AND WALL CUPBOARDS WITH GUILDOOR FURNITURE, CUT GRANITE WORKTOPS WITH INSET SINGLE DRAINER STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAPS OVER AND BOILING WATER TAP, BERTAZZONI SUPERIOR STOVE WITH 5 RING GLASS TOP AND ELECTRIC DOUBLE OVEN AND GRILL WITH EXTRACTOR OVER, UNIT MATCHED BUILT IN DISHWASHER, FULL HEIGHT UNIT MATCHED FRIDGE AND FREEZER, TWIN INTERNALLY ILLUMINATED DISPLAY CABINETS, POLISHED GLASS SPLASHBACKS, FITTED BREAKFAST BAR, REAR DOOR GIVING ACCESS TO GARDEN, 2 CEILING LIGHT POINTS AND UNDERFLOOR HEATING.

W/C

NATURAL STONE TILED FLOOR, 1/2 TILED WALLS, TOILET, PEDESTAL MOUNTED WASHBASIN, INSET CEILING SPOTLIGHTS AND INSET VELUX ROOF LIGHT.

BEDROOM1

COVED CEILING, CENTRE CEILING LIGHT POINT, FEATURE FIRE PLACE COMPRISING CAST SURROUND, BASKET GRATE WITH TILED HEARTH, WOODEN SURROUND AND MANTLE SHELF, BUILT IN CHIMNEY ALCOVE DOUBLE WARDROBE, CONTEMPORARY RADIATOR.

BEDROOM2

CEILING LIGHT POINT, VIEWS TO REAR.

BEDROOM3

DOUBLE BEDROOM WITH CEILING LIGHT POINT, DOUBLE RADIATOR, EXTENSIVE RANGE OF BEDROOM FURNITURE COMPRISING OF FITTED WARDROBES, CHEST OF DRAWERS, CUPBOARD STORAGE OVER. CURRENTLY USED AS A DRESSING ROOM.

BATHROOM

ENJOYING A SHOWER CUBICLE WITH FITTED SHOWER SCREENS WITH 1/4 TILED WALLS TO 2 SIDES INTERNALLY, BALL AND CLAW FOOT BATH WITH QUALITY MIXER TAPS OVER, PEDESTAL WASHBASIN, WROUGHT IRON RADIATOR, CONCEALED BOILER CUPBOARD HOUSING WORCESTER COMBI CENTRAL HEATING BOILER, COVED CEILING, CENTRE CEILING LIGHT POINT, EXTRACTOR, WALL MOUNTED MIRROR FRONTED BATHROOM CABINET WITH LIGHT OVER.

GARDENS

FRONT OF THE PROPERTY ENJOYS A FLAGGED WALKWAY TO THE FRONT DOOR SURROUNDED BY A HEDGED BORDER. TO THE REAR OF THE PROPERTY THERE IS AN ACCESS WHICH IS CHIPPED AND PROCEEDS TO THE REAR OF THE TERRACED PROPERTIES. THE REAR GARDEN IS CONCRETE WITH POST AND TRELLIS FENCING, OPENING UP TO A PURPOSE-BUILT DOUBLE GARAGE, GATED ACCESS INTO GARDEN WHICH IS LAID TO LAWN WITH SHRUB BORDERS WITH A FEATURE STONE CIRCLE TO THE FAR END POST AND PLANK BOUNDARIES, GARDEN SHED TO COMPLETE THE REAR.

GARAGE

TWIN DOORS TO FRONT, PEDESTRIAN DOOR TO REAR, BENEFIT OF LIGHT AND POWER.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - D



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

GROUND FLOOR
693 sq ft. (64.3 sq.m.) approx.



1ST FLOOR
495 sq ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq ft. (110.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is the responsibility of the purchaser to have an appropriate survey carried out and to make their own enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	
Energy efficient - lower running costs	B	64	
Good	C		
Standard	D		
Below average	E		
Poor	F		
Poor - very poor	G		

England & Wales
EU Directive 2010/31/EU

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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.

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