



MALPAS ROAD, NORTHALLERTON

O.I.R.O £145,000



Northallerton
Estate Agency



40 Malpas Road

Northallerton, DL7 8TB

AN IMMACULATEDLY PRESENTED, VERY CONVENIENTLY POSITIONED 2-BEDROOMED UNFURNISHED TRADITIONAL SEMI DETACHED TOWN HOUSE RESIDENCE WITH OFF ROAD PARKING.

This property is currently owned by Northallerton Auctions Ltd and will be sold on their behalf.

- Upvc Double Glazing
- Well Laid Out Accommodation
- Off Road Parking
- Unfurnished
- Gas Fired Central Heating
- Convenient For Town Centre
- Close To Local Amenities

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

SITTING ROOM

14'9" x 14'1"

An attractive irregular shaped room with coved corniced ceiling. Centre ceiling light point. Laid wood laminate floor. Feature fireplace comprising beech surround and mantle shelf. Tiled hearth and backplate and inset electric fire. TV point. Double radiator. Archway through to:

DINING ROOM

12'2" x 10'0"

Ceiling light point. Double radiator. Built in store cupboard with shelved storage above. Door to side gives access to understairs store cupboard. Door to rear gives access to:

KITCHEN

11'5" x 6'2"

With attractive modern range of base and wall cupboards with beech effect work surface with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in brushed steel fronted Beamaumatic oven topped with four ring brushed steel hob. Space and plumbing for auto wash. Space for fridge freezer. Attractive harlequin tiled splashbacks. Extractor hood over hob. Double radiator. Ceiling light point. UPVC sealed unit double glazed door to side leading to rear patio. Discreet under unit spot lighting. Door from Dining Room gives access to:

Inner Hallway with ceiling light point and stairs to first floor via half landing with radiator.

BATHROOM

8'2" x 5'7"

With suite comprising panelled bath with tiled wall to two sides. Mixer tap with drench shower attachment over. Matching pedestal wash basin and concealed unit WC. Ceiling light point. Double radiator. Cupboard concealed Baxi Platinum 28 HE condensing gas fired combination central heating boiler.

MAIN LANDING

11'3" x 5'6"

With useful rebate offering scope for staircase to second floor but at present providing good storage area. Loft access.

BEDROOM NO1

15'2" x 13'7"

An irregular shaped room with laid wood laminate floor. Double radiator. Ceiling light point. Built in store cupboard.

BEDROOM NO2

12'2" x 8'3"

Ceiling light point. Double radiator.

OUTSIDE

It enjoys a right of way to the side over chippings, giving access down through twin rear wooden gates to the rear garden which has a concrete area providing for a nice patio, space and base for shed / kennel and the rear of the garden is partially chipped offering potential for parking and has raised part chipped shrub borders. There is a post panel and trellis fencing to three sides providing for a high degree of privacy.

GENERAL REMARKS

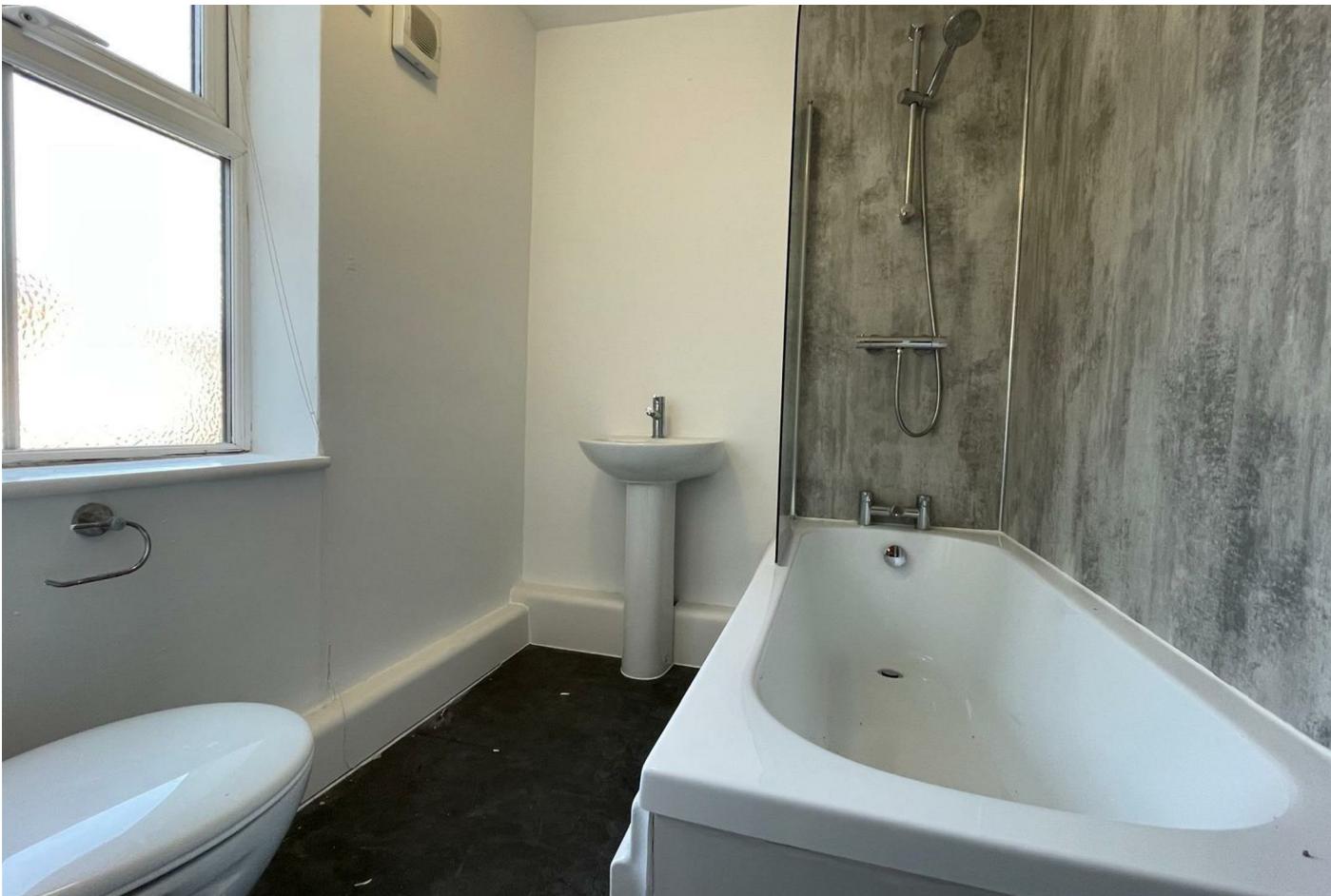
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - TBC

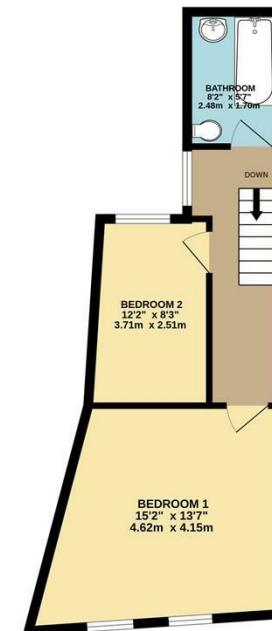


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



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TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the measurements quoted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These measurements should not 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	A		
Energy efficient - lower running costs	B		
Good - lower running costs	C		
Standard - running costs average	D		
Below average - higher running costs	E		
Very poor - very high running costs	F		
Poor - high running costs	G		

England & Wales

EU Directive 2002/91/EC

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- 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.

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