



MALPAS ROAD, NORTHALLERTON

O.I.R.O £145,000



Northallerton  
Estate Agency





# 40 Malpas Road

Northallerton, DL7 8TB

**AN IMMACULATELY 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 Accommodati
- Off Road Parking
- Unfurnished
- Gas Fired Central Heating
- Convenient For Town Centr
- 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 10'10"

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 Beaumatic 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 spotlighting. 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**



Energy Efficiency Rating		Current	Potential
Very poor (G)	101-125 kWh/m²/yr		
Poor (F)	81-100 kWh/m²/yr		
Below average (E)	61-80 kWh/m²/yr		
Average (D)	41-60 kWh/m²/yr		
Good (C)	21-40 kWh/m²/yr		
Very good (B)	1-20 kWh/m²/yr		
Excellent (A)	0-10 kWh/m²/yr		
Very good (B)	1-20 kWh/m²/yr	52	53
Excellent (A)	0-10 kWh/m²/yr		
All energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

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