

143 High Street
Northallerton
North Yorkshire
DL7 8PE
Tel: 01609 771959
linda@northallertonestateagency.co.uk
www.northallertonestateagency.co.uk

Northallerton
Estate
Agency



20 Fernwood Close, Northallerton
North Yorkshire DL6 2UX
70% Shared Ownership £140,000

An Immaculately Presented, Well Laid Out & Spacious Two Bedroomed Detached Bungalow Situated on a Nice Sized Slightly Elevated Plot in a Quiet Sought After Residential Location with Gardens to Front & Rear

Spacious, Well-Appointed Accommodation
Intelligent Electric Central Heating
UPVC Sealed Unit Double Glazed
Fitted Kitchen & Bathroom
Gardens to Front & Rear

Within Walking Distance of Excellent Local Amenities

THE ASKING PRICE IS FOR 70% OWNERSHIP



The property comprises a well laid out and spacious detached two bedroomed bungalow, timber framed with an exterior brick leaf and clay pantile roof.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and intelligent electric heating. It has immaculately appointment accommodation with attractive fitted kitchen and bathroom and good-sized reception room together with two double bedrooms.

The property stands on a nice sized plot with lawned gardens to the front, steps up to the front door and flagged pathway across the front of the property. At the side there is a flagged hardstanding and driveway offering parking for up to three vehicles and giving access to the rear. At the rear the garden is tiered with upper and lower stone flagged patios with graded beds between. The rear boundary is post and plank fencing to either side and there is a low-level brick wall backed with privet hedging providing for a high degree of privacy.

Entrance Hall

5'6" x 4'4" (1.69 x 1.34)

With ceiling light point. BT Openreach telephone point. Twin doors into shelved store cupboard. Door into WC. Door into Living Room.

WC

6'7" x 2'11" (2.03 x 0.91)

Half tiled walls topped with a contrasting mini tiled dado rail. White suite comprising duoflush WC, pedestal wash basin with mixer tap. Ceiling light point. Opaque picture window to front provides for a nice degree of natural light.

Living Room

20'9" x 10'2" (6.35 x 3.12)

Enjoying the benefit of coved ceiling and two centre light points. Nicely delineated into sitting and dining areas. Sitting area having bay window to front. Dining area having window to side. The room enjoys the benefit of TV and Sky point. Door to:

Kitchen

9'7" x 7'9" (2.94 x 2.38)

Enjoying a nice range of modern base and wall cupboards. Wood effect work surfaces with inset single drainer, single bowl stainless steel sink unit with quality mixer tap over. Space and point for electric cooker. Space and plumbing for washing machine. Unit matched extractor over cooker area. Harlequin tiled splashbacks. Ceiling light point. Wall mounted intelligent electric radiator. Laminate floor. UPVC sealed unit double glazed upper etched panelled door out to side giving access to the driveway and garden.

Off the Sitting Room is access to:

Inner Hallway

5'7" x 2'6" (1.72 x 0.78)

With attic access. Ceiling light point. Door to airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 1

11'5" x 8'9" (3.50 x 2.69)

With electric radiator. Ceiling light point. TV point.

Bedroom No. 2

9'2" x 9'0" (2.81 x 2.76)

Centre ceiling light point. Electric radiator. Twin windows overlooking rear garden and patio.

Bathroom

7'3" x 6'2" (2.23 x 1.88)

Fully tiled walls with a contrasting mini tiled dado rail. White suite comprising panelled bath with mixer tap. Bristan Glee electric shower over. Fitted shower rail. Unit inset wash basin with cupboard storage beneath. Concealed cistern duoflush WC. Centre ceiling light point. Wall mounted electric heated towel rail. Radiator.

Gardens

At the side there is a flagged hardstanding and driveway offering parking for up to three vehicles and giving access to the rear. At the rear the garden is tiered with upper and lower stone flagged patios with graded beds between. The rear boundary is post and plank fencing to either side and there is a low-level brick wall backed with privet hedging providing for a high degree of privacy.

General Remarks & Stipulations

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959/

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

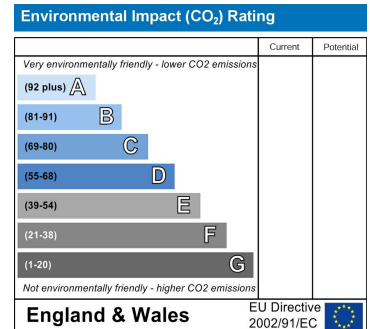
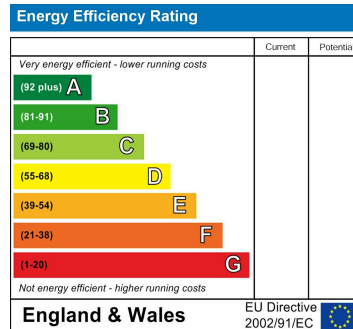
Mains Water with water meter, Gas, Electricity and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C.



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