



57A VALLEY ROAD, NORTHALLERTON

50% SHARED OWNERSHIP £80,000



Northallerton  
Estate Agency





# Valley Road

Northallerton, DL6 1EZ

57A Valley Road, Northallerton enjoys a quiet yet accessible position just outside the centre of the popular and highly sought after North Yorkshire market town of Northallerton the County town of North Yorkshire. This is a 50% shared ownership home with Broadacres Housing and there will be minimal monthly rent to pay for the existing share.

- **SHARED OWNERSHIP**
- **2 BEDROOMS**
- **DOWNSTAIRS WC**

- **CHAIN FREE**
- **OFF STREET PARKING**
- **IDEAL FIRST TIME BUYER HOME**



## Entrance

Tiled entrance opens up into:

## Entrance Hall

Radiator. Stairs to first floor. Ceiling light point.

## Downstairs WC

With duo flush WC. Wall mounted wash basin with tiled splashback. Useful shelved storage. Ceiling light point.

## Sitting Room

Laid wood laminate flooring. Light beech fire surround with slate effect hearth and an electric flame effect fire. Twin ceiling light points. Radiator. TV point. Door to useful understairs shelved store cupboard. Door into:

## Kitchen / Diner

With a range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine and space and plumbing for slimline dishwasher. Space for electric cooker. Space for fridge freezer. Ceiling light point. Tiled splashbacks. Wall mounted Glow Worm 30 cxi condensing gas fired central heating boiler. Tiled floor. Dining area has double radiator and ceiling light point. Door out to rear.

Stairs to First Floor with balustrade leading up to:

## First Floor Landing

Ceiling light point. Attic access with drop down ladder. Attic part boarded

## Bedroom No. 1

12' x 15'

Ceiling light point. Twin windows and radiator. Overstairs wardrobe.

## Bedroom No. 2

Ceiling light point. Radiator.

## Bathroom

Tiled floor. White suite comprising tiled panelled bath, fully tiled around, fitted shower screen and Triton T70z electric shower. Duoflush WC. Pedestal wash basin with tiled splashback. Shaver socket. Flush mounted ceiling light point. Greenwood extractor fan.

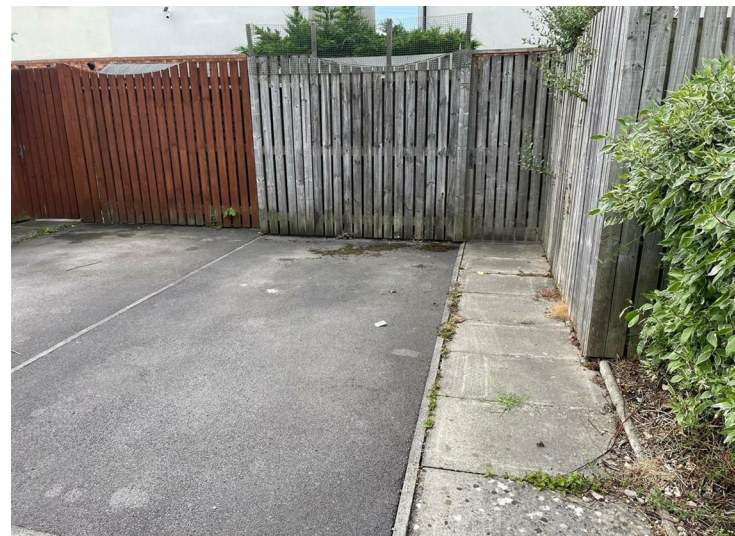
## OUTSIDE

The rear is flagged adjacent to the back of the property and flagged walkway down to an area of lawn. There is gated access to the rear. Shed. Small amount of decking with shed at the rear. There will be a parking space at the back.

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

TENURE - FREEHOLD SHARE OWNERSHIP  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - c  
EPC - TBC

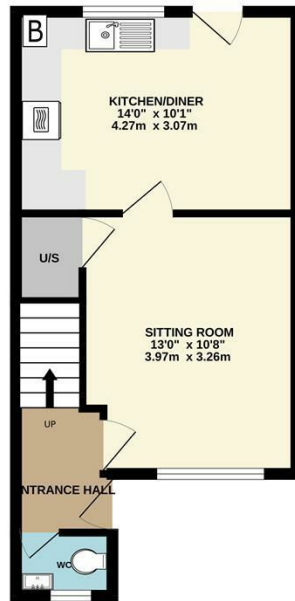




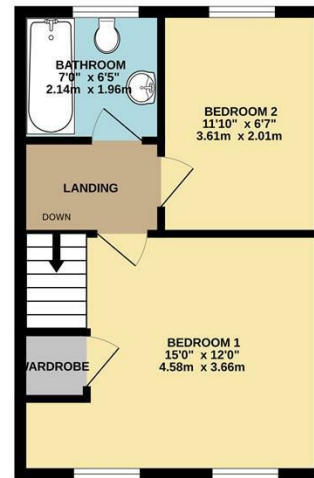
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



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TOTAL FLOOR AREA: 699 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should 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.  
Made with Metreplan 12/2015



Energy Efficiency Rating		Current	Potential
Any energy efficient - lower running costs	A		
111-121	B		
89-105	C		
65-88	D		
55-64	E		
45-54	F		
35-44	G		
Below 35			
Any energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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