



8 NEILE CLOSE, NORTHALLERTON

OFFERS IN THE REGION OF £125,000



Northallerton
Estate Agency



Neile Close

Northallerton, DL7 8NN

The exterior of the property enjoys a concrete sectioned 3-bedroom semi-detached house with clay tile roof and enjoys solar panels. Situated within an ideal location close to Northallerton high street, train station and local amenities. Internally property enjoys UVPC double glazing throughout and night storage heaters.

Whilst currently without PRC certification they offer an exceptional opportunity for buyers who can proceed without a standard mortgage to acquire a substantial property at a reasonable price. Following a PRC certified renovation, they could be brought up to the required standard making them eligible for future standard mortgage finance and significant value uplift.

- 3 bedrooms semi-detached house
- Tax band A
- Off road parking
- Chain free
- Solar Panels
- Highly sought after residential area
- Cash buyers only



Entrance

Entering up a step and through a UVPC double glazed door with etched glass panels into entrance hall enjoying stairs to first floor, ceiling light point, wall mounted night storage heater, phone point, useful under stairs storage area.

Sitting room

Ceiling light point, wall mounted night storage heater.

Living room

Chimney breast with feature tiled fireplace, mantle shelf and hearth with former open fire, shelf chimney breast alcoves, ceiling light point, night storage heater, TV point.

Kitchen

Range of white base and wall cupboards, worksurfaces with inset single drain single bowl stainless steel sink unit, space and plumbing for washing machine, space for electric cooker, former shelved storage cupboard suitable for fridge freezer, pantry with shelving, ceiling light point, rear door leading to a rear utility area and door out to side.

W/C

Downstairs low-level toilet, corner mounted washbasin and ceiling light point.

Landing

Window looking over garden allowing for a high degree of light, ceiling light point, attic access.

Bedroom 1

Ceiling light point, chimney breast with former fireplace with night storage heater on, built in chimney breast alcove wardrobe with shelving and rails.

Bedroom 2

Ceiling light point, night storage heater, built in airing cupboard housing cylinder and emersion heater with shelving above.

Bedroom 3

Ceiling light point, night storage heater, built in over stairs cupboard utilised as wardrobe with hanging rail and shelf.

Bathroom

Comprising enamel bath, shower panelled to 2 sides with a Mira thermostatically controlled electric shower, wall mounted wash basin with adjacent toilet, wall mounted night storage heater, wall mounted electric heater, ceiling light point, wall mounted mirror fronted bathroom cabinet.

Garden

To the front of the property there is a lawned garden with central rockery and shrubs, driveway being part flagged and concrete leading down the side, side access door to the property. Gated access into the rear garden enjoying an extensive lawned area running down to a hedge, post and panel fencing to sides with shrubbery providing for a high degree of privacy, space and base for shed and an additional shed, concrete building.

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

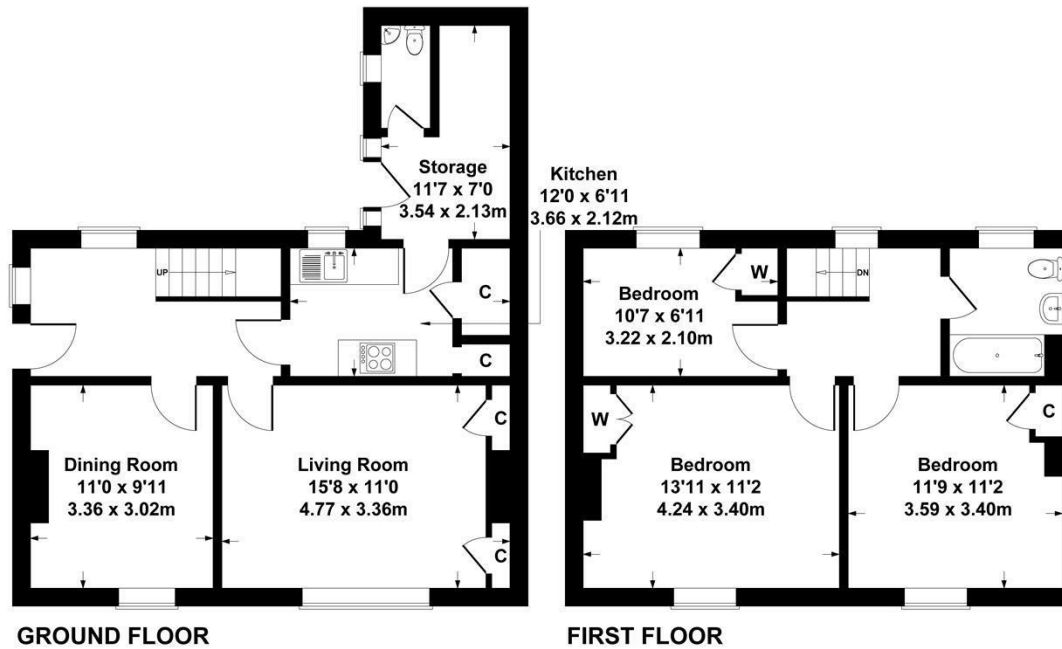
TENURE - FREEHOLD
 SERVICES - MAINS WATER, ELECTRIC & DRAINAGE
 NYCC TAX BAND - A
 EPC - C



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

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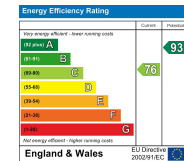
Approximate gross internal area
House - 97 sq m - 1044 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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