



1 KELVIN TERRACE, NORTHALLERTON

OFFERS IN THE REGION OF £150,000



Northallerton  
Estate Agency



# Kelvin Terrace

Northallerton, DL7 8QG

Brick built with tiled roof, 2 bed end of terraced cottage with gas central heating and UPVC windows, situated in the market town of Northallerton. Very close to the town centre and all local amenities. This is a chain free property.

- 2 BEDROOMS
- CHAIN FREE
- SPACIOUS KITCHEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND B
- END OF TERRACE



#### OUTSIDE FRONT & REAR

Low level wrought iron topped wall and chippings in the front garden with concrete walkway leading up to the front door. Wooden sealed unit front door (a new UPVC is to be fitted). The rear is concreted yard and a useful boiler work room. Boiler MAIN Condenser and also power points, water and ceiling light point.

#### ENTRANCE & STAIRS & LANDING

Inset mat. Ceiling light point, radiator and stairs to first floor. Wall mounted cloak hanging with a door leading to:- Stairs to 1st floor has a fitted stained & polished balustrade leading up to first floor landing. Landing - housing airing cupboard housing cylinder and emersion heater with shelves over. Attic is boarded out and has access ladder.

#### SITTING ROOM

37'8" x 33'2"

Enjoys original picture rail, ceiling light point, chimney breast, double radiator, tv & sky points ,

#### LIVING ROOM

36'5" x 36'5"

Enjoys original picture rail, ceiling light double rad BT master socker chimney breast with cut marble hearth painted surround and inset electric fire. Original shelved chimney breast alcove cupboard and drawer. Door to useful under stairs storage cupboard with cloak hanging rail and wall light point with tiled floor

#### BREAKFAST KITCHEN

64'11" x 30'10"

Enjoys a range of light beach fronted base and wall cupboards with granite effect work surfaces and Bosch electric hob. Space and plumbing for auto washing machine, dishwasher and dryer. Space for fridge freezer unit matched, with fitted breakfast bar. Ceiling light tiled splashbacks, inset single drainer stainless steel sink unit, Space for double electric oven. Tiled flooring and radiator with door leading to rear garden.

#### BEDROOM 1

46'3" x 33'2"

Double wardrobe, ceiling light point, radiator, TV point and original picture rail, window to front.

#### BEDROOM 2

36'5" x 30'10"

Double radiator, ceiling light point, TV point, window to the rear.

#### BATHROOM

Fully tiled comprising of a slipper bath with Mira Sport Electric Shower over. Matching pedestal basin and duo flushed WC. Radiator.

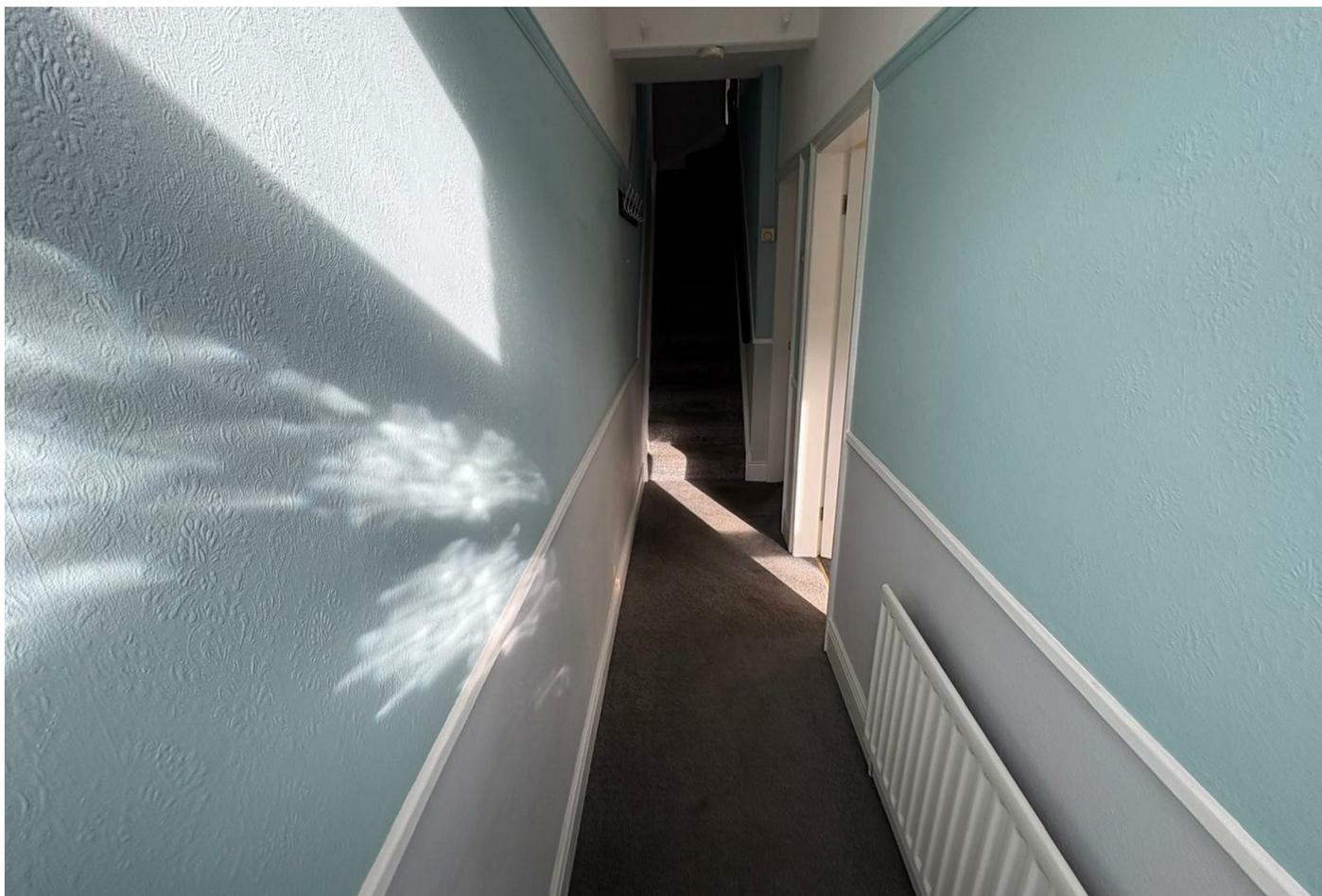
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

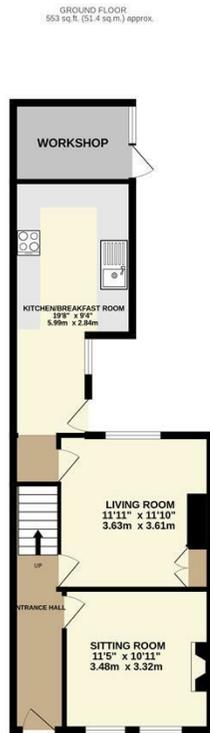
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - E

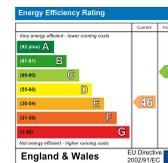


Call us to arrange a viewing on **01609 771959**



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TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their capability or efficiency can be given.  
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