



9 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 PANTILE ROOF AND HAS BEEN EXTERNALLY THERMAL RENDERED. 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 BEDROOM
- TAX BAND A
- CASH BUYERS ONLY
- SEMI-DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- OFF ROAD PARKING

ENTRANCE

ENTERING THROUGH UVPC DOUBLE GLAZED DOOR WITH CENTRAL ETCHED GLASS PANELS INTO ENTRANCE HALL ENJOYING PHONE POINT, WIFI POINT, CLOAKS HANGING HOOKS, WALL MOUNTED NIGHT STORAGE HEATER, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, UNDERSTAIRS STORAGE AREA.

SITTING ROOM

FEATURE TILED FIREPLACE, MANTLE SHELF AND HEARTH WITH INSET OPEN FIRE, CEILING LIGHT POINT, NIGHT STORAGE HEATER, TV POINT.

LIVING ROOM

CEILING LIGHT POINT, WALL MOUNTED ELECTRIC HEATER X 2, FEATURE TILED FIREPLACE, MANTLE SHELF AND HEARTH WITH INSET OPEN GRATE, CHIMNEY BREAST ALCOVE WHICH IS SHELFED, STORE CUPBOARD.

KITCHEN

COMPRISSES OF A BASIC RANGE OF BASE AND WALL CUPBOARDS WITH WOOD EFFECT WORKSURFACES WITH INSET SINGLE DRAIN SINGLE BOWL STAINLESS STEEL SINK UNIT, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR ELECTRIC COOKER, SPACE FOR FRIDGE FREEZER, TILED SPLASHBACKS, CENTRE CEILING LIGHT POINT, REAR ACCESS DOOR WITH UPPER CLEAR GLASS PANEL TO REAR PATIO GARDENS.

LANDING

WINDOW TO REAR, CEILING LIGHT POINT, ATTIC ACCESS.

BEDROOM1

CEILING LIGHT POINTS, WALL MOUNTED NIGHT STORAGE HEATER, FEATURE FIRE PLACE COMPRISING CUT STONE SURROUND, MANTLE SHELF AND HEARTH WITH INSET BASKET GRATE, ADJACENT CHIMNEY BREAST ALCOVE BUILT IN WARDROBE WITH RAILS AND STORAGE ABOVE.

BEDROOM2

CEILING LIGHT POINT, ELECTRIC HEATER, BUILT IN AIRING CUPBOARD HOUSING CYLINDER AND IMMERSION HEATER WITH SHELF STORAGE OVER.

BEDROOM3

NIGHT STORAGE HEATER, CEILING LIGHT POINT, OVER BED WARDROBE WITH HANGING AND SHELF STORAGE ABOVE.

BATHROOM

WHITE SUITE COMPRISING PINE PANELLING BATH, FULLY TILED TO SHOWER AREA, WALL MOUNTED MIRA ELECTRIC SHOWER, PLINTH MOUNTED WASHBASIN WITH TILED SPLASHBACKS, SLIMLINE DUO FLUSH TOILET, WALL MOUNTED HEAT STORE ELECTRIC HEATER, WALL MOUNTED FAN, CEILING MOUNTED LIGHT.

GARDENS

TO THE FRONT OF THE PROPERTY THERE IS CHIPPED HARDSTANDING FOR 1 VEHICLE, LAWNED FRONT GARDEN WITH SHRUBBERY, CONCRETE WALKWAY DOWN THE SIDE OF THE PROPERTY, SIDE ACCESS INTO PROPERTY, GATED ACCESS IN TO THE REAR GARDEN WHICH ENJOYS FLAGGED PATIO, OUTHOUSE CURRENTLY USED AS A WORKSHOP WITH TOILET AND BIN STORE, LAWNED GARDEN WITH POST AND PANEL TO 2 SIDES, PARTLY HEDGED AND REAR BOUNDARIES IS POST AND RYLOCK WITH FORMER HEDGING.

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

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC & DRAINAGE

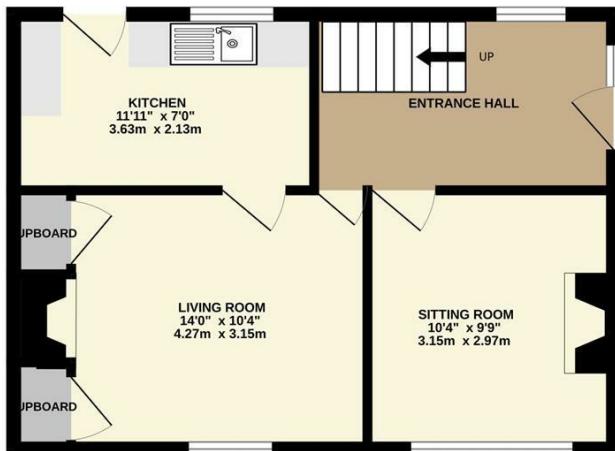
NYCC TAX BAND - A

EPC - E

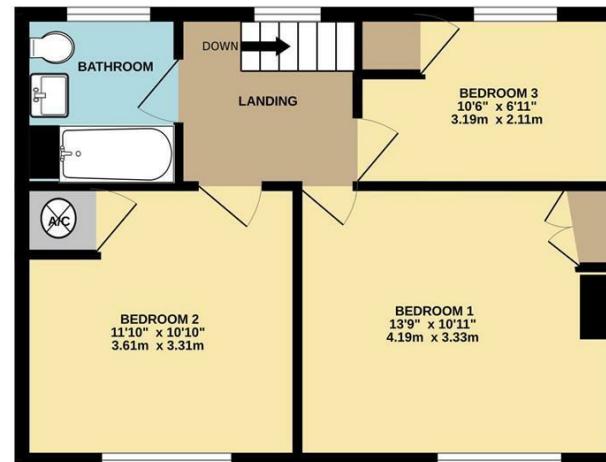


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



9 NEILLE CLOSE, NORTHALLERTON, NORTH YORKSHIRE DL7 8NN

TOTAL FLOOR AREA: 808 sq.ft. (75.1 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 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 as to their operability or efficiency can be given.

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In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	
Energy efficient - lower running costs	B		
Good - lower running costs	C		
Satisfactory - higher running costs	D		
Unsatisfactory - higher running costs	E	43	
Very unsatisfactory - higher running costs	F		
Very very unsatisfactory - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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