



ASHLANDS ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £169,500



Northallerton
Estate Agency



Ashlands Road

Northallerton, DL6 1HA

THE PROPERTY COMPRISES A 3-BEDROOM BRICK BUILT SEMI-DETACHED HOUSE FAMILY HOME WITH A CLAY PANTILE ROOF, SITUATED ON A NICE QUIET CUL-DE-SAC. THE PROPERTY ENJOYS UVPC THROUGHOUT AND GAS CENTRAL HEATING.

- 3 BEDROOMS
- IDEAL FAMILY HOME
- QUIET LOCATION
- SEMI-DETACHED HOUSE
- COUNCIL TAX BAND B
- ATTRACTIVELY PRESENTED



ENTRANCE

ENTERING THROUGH A UVPC FRONT DOOR INTO THE ENTRANCE AREA GLAZED TO 2 SIDES, CEILING LIGHT POINT, CLOAKS HANGING, INTERNAL PINE DOOR.

SITTING ROOM

COVED CEILING, 2 CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT.

KITCHEN DINER

TILE EFFECT FLOOR, A WIDE RANGE OF BASE UNITS WITH GRANITE EFFECT WORKSURFACES WITH INSET SINGLE BOWL, SINGLE DRAIN STAINLESS STEEL SINK UNIT WITH MIXER TAP OVER, SPACE AND POINT FOR GAS COOKER, SPACE AND PLUMBING FOR WASHING MACHINE, CEILING LIGHT POINT, DOOR TO UNDERSTAIRS STORE CUPBOARD, DOOR TO USEFUL SHELF PANTRY CUPBOARD, VIEWS OUT TO REAR GARDEN. DINER AREA ENJOYS CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, DOUBLE RADIATOR, SPACE FOR FRIDGE FREEZER, DOOR THROUGH TO REAR ENTRANCE ENJOYING CEILING LIGHT POINT, PINE DOOR INTO DOWNSTAIRS W/C.

W/C

DUO FLUSH TOILET AND MATCHING PEDESTAL WASH BASIN, CEILING LIGHT POINT, SINGLE RADIATOR.

LANDING

BUILT IN SHELVED STORE CUPBOARD, BUILT IN AIRING CUPBOARD HOUSING A CONDENSING COMBI CENTRAL HEATING BOILER WITH SHELVED STORAGE BENEATH.

BEDROOM1

COVED CEILING, CEILING LIGHT POINT, RADIATOR, OVER STAIRS WARDROBE WITH CLOAKS HANGING.

BEDROOM2

COVED CEILING, CEILING LIGHT POINT, RADIATOR, SHELVED STORAGE CUPBOARD.

BEDROOM3

CEILING LIGHT POINT, DOUBLE RADIATOR, BUILT IN SINGLE WARDROBE WITH CLOAKS HANGING RAIL.

SHOWERROOM

ATTRACTIVE ROOM WITH EASY ACCESS LOW LEVEL SHOWER TRAY, FITTED SHOWER SCREEN, THERMOSTATICALLY CONTROLLED MAINS SHOWER, MATCHING TOILET AND PEDESTAL WASH BASIN, FULLY TILED WALLS TO 2 SIDES AND SHOWER PANNELLING TO REMAINING 2, CEILING LIGHT POINTS, RADIATOR.

GARDEN

TO THE FRONT OF THE PROPERTY, WE HAVE A POST AND PLANK BOUNDARY WITH A CENTRAL GATE AND CONCRETE WALKWAY TO THE FRONT DOOR WITH A CHIPPED FRONT GARDEN. TO THE REAR OF THE PROPERTY WE HAVE A STORE SHED, CONCRETE WALKWAY DOWN TO A REAR ACCESS GATE, MAIN AREA OF LAWNED GARDEN WITH A CHIPPING SEATING AREA TO THE REAR WITH A FLAGGED PATIO AREA.

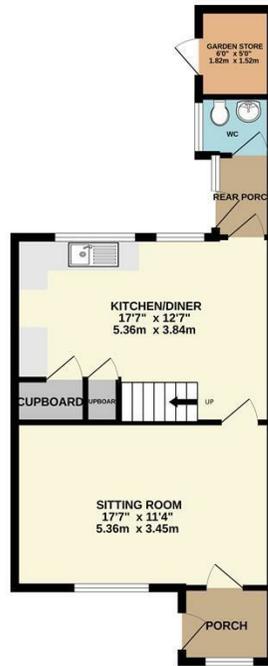
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - B
EPC - D

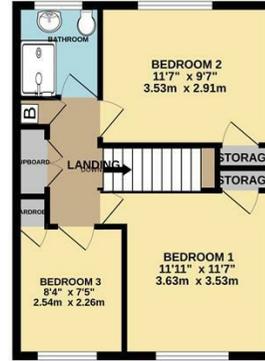


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

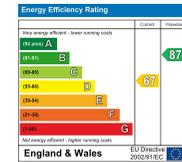


1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



99 ASHLANDS ROAD, NORTHALLERTON, DL6 1HA

TOTAL FLOOR AREA: 947 sq.ft. (87.9 sq.m.) approx.
While every effort 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 errors, omissions or mis-statements. 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 operation or efficiency can be given.
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 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- 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.

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