



12 ASHLANDS CLOSE, NORTHALLERTON

OFFERS IN THE REGION OF £145,000



Northallerton  
Estate Agency





# Ashlands Close

Northallerton, DL6 1HJ

PROPERTY COMPRISES A BRICK BUILT, PART TILED 2-BEDROOM SEMI-DETACHED HOUSE WITH CLAY TILE ROOF SITUATED WITHIN WALKING DISTANCE OF NORTHALLERTON HIGH STREET. PROPERTY ENJOYS UVPC THROUGHOUT, GAS FIRED CENTRAL HEATING AND THE BENEFIT OF LOW COUNCIL TAX BAND B.

- 2-BEDROOM
- GARAGE
- SOUGHT AFTER AREA
- SEMI-DETACHED HOUSE
- WALKING DISTANCE OF NORTHALLERTON HIGH STREET
- LOW COUNCIL TAX BAND B

## ENTRANCE

UVPC FRONT DOOR INTO AN ENTRANCE LOBBY WITH INSET CEILING SPOTLIGHTS, WALL MOUNTED CLOAKS HANGING, BT OPENREACH POINT, TILED FLOOR INTERNAL DOOR INTO LIVING ROOM.

## LIVING ROOM

STAIRS TO 1ST FLOOR, RADIATOR, TV & PHONE POINT, CEILING LIGHT POINT, FEATURE FIREPLACE COMPRISING MAHOGANY SURROUND, MANTLE SHELF WITH CUT MARBLE BACKPLATE AND HEARTH WITH HEARTH MOUNTED ELECTRIC FIRE.

## KITCHEN

ENJOYING RANGE OF LIGHT BEECH BASE AND WALL CUPBOARDS, GRANITE EFFECT WORKSURFACES, INSET 1 ½ BOWL STAINLESS STEEL SINK UNIT, INSET 4 RING BRUSHED STEEL GAS HOB WITH BRUSHED STEEL EXTRACTOR OVER, BRUSHED STEEL AND GLASS ELECTRIC COOKER, CONCEALED GAS FIRED CENTRAL HEATING BOILER, TILED SPLASHBACKS, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR FRIDGE-FREEZER, CEILING LIGHT POINT, RADIATOR, TILED FLOOR, UVPC DOOR TO REAR.

## DOWNSTAIRS TOILET

DUO FLUSH TOILET, UPVC PANELLED CEILING WITH INSET CEILING LIGHT SPOTLIGHTS, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH, 2 WINDOWS PROVIDING NATURAL LIGHT.

## LANDING

CEILING LIGHT POINT, ATTIC ACCESS.

## BEDROOM 1

DOUBLE RADIATOR, CEILING LIGHT POINT, TV POINT.

## BEDROOM 2

COVED CORNERED CEILING, CEILING LIGHT POINT, RADIATOR.

## BATHROOM

WHITE SUITE COMPRISING PINE PANELLED BATH, UNIT INSET WASHBASIN WITH EASY TURN MIXER TAP, DUO FLUSH TOILET, FULLY TILED TERRACOTTA WALLS, THERMOSTATICALLY CONTROLLED MAINS SHOWER, QUALITY MIXER TAPS ON BATH, RECESSED OVER STAIRS AIRING CUPBOARD HOUSING CYLINDER WITH EMERSION HEATER AND SHELF STORAGE AROUND, HEATED TOWEL RAIL, INSET CEILING LIGHT SPOTLIGHTS.

## GARDEN

LOW MAINTENANCE TO FRONT AND COURTYARD TO REAR.

## GARAGE

UP AND OVER DOOR WITH PEDESTRIAN DOOR TO REAR.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - C

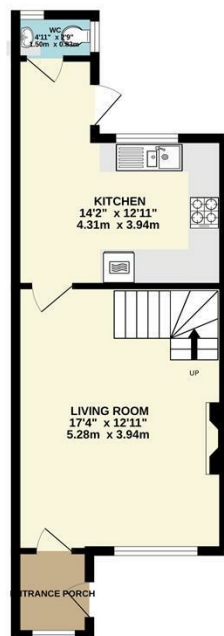




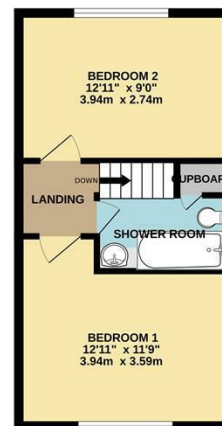
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



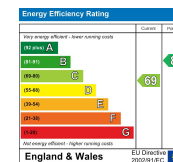
1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



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TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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.  
Made with floorplan 12/2015



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  - 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.
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