



PATERSON CRESCENT, NORTHALLERTON

£250,000



Northallerton
Estate Agency



Paterson Crescent

Northallerton, DL6 1HR

**"Two Homes,
Endless potential,
Builders/ Investors /Cash Purchasers,
This is for you"**

A rare opportunity to secure a pair of 1950s Airy houses with both immediate residential use and future renovation or site redevelopment potential.

- DEVELOPMENT PLOT
- CASH PURCHASE ONLY
- COUNCIL TAX BAND A
- CLOSE TO TOWN CENTRE
- EPC BAND C
- GOOD SIZE PLOTS

Whilst currently without PRC Certification they offer an exceptional opportunity for buyers who can proceed without a standard mortgage to acquire two substantial properties at a reasonable price.

Following a PRC certified renovation they could be brought upto the required standard making them eligible for future standard mortgage finance and significant value uplift.

Vendor Finance maybe available.

We hereby disclose under section 21 of Estate Agents Act 1979 that the seller is a Director of Northallerton Auctions Ltd being a company which owns Northallerton Estate Agency.

NUMBER 5

NUMBER 5 PATERSON IS A GOOD SIZED HOUSE COMPRISING OF;

ENTRANCE HALL WITH CEILING LIGHT POINT, RADIATOR AND CLOAK CUPBOARD. LIVING ROOM DUEL ASPECT WINDOWS TO FRONT & REAR, 2 X CEILING LIGHT POINT AND 2 X RADIATORS, TV POINT.

KITCHEN WITH GOOD RANGE OF BASE AND WALL UNITS SPACE FOR WASHING MACHINE, FRIDGE FREEZER AND COOKER, CEILING LIGHT POINT AND RADIATOR WITH DOOR OUT TO GARDEN. BEDROOM 1 DOUBLE WITH CEILING LIGHT POINT, RADIATOR AND CUPBOARD. BEDROOM 2 CEILING LIGHT POINT, RADIATOR AND CUPBOARD BEDROOM 3 WITH CEILING LIGHT POINT RADIATOR AND CUPBOARD HOUSING LOGIC COMBI C30 BOILER. BATHROOM NEWLY FITTED SUITE WITH BATH AND MAINS SHOWER, WC, WASH BASIN CEILING LIGHT POINT, RADIATOR AND EXTRACTOR FAN. THE OUTDOOR GARDEN SPACE IS MAINLY LAID TO LAWN WITH AN OUTBUILDING AND POST AND PLANK AND POST AND PICKET FENCE.

NUMBER 6

NUMBER 5 PATERSON IS A GOOD SIZED HOUSE COMPRISING OF;

ENTRANCE HALL WITH CEILING LIGHT POINT, RADIATOR AND CLOAK CUPBOARD BT POINT. LIVING ROOM CEILING LIGHT POINT, RADIATOR AD TV POINT. SITTING ROOM , CEILING LIGHT POINT RADIATOR

KITCHEN WITH GOOD RANGE OF BASE AND WALL UNITS SPACE FOR WASHING MACHINE, FRIDGE FREEZER AND COOKER, CEILING LIGHT POINT AND RADIATOR WITH DOOR OUT TO GARDEN. BEDROOM 1 DOUBLE WITH CEILING LIGHT POINT, RADIATOR AND CUPBOARD. BEDROOM 2 DOUBLE CEILING LIGHT POINT, RADIATOR AND CUPBOARD BEDROOM 3 WITH CEILING LIGHT POINT RADIATOR AND CUPBOARD HOUSING LOGIC COMBI C30 BOILER. BATHROOM SUITE WITH BATH AND MAINS SHOWER, WC, WASH BASIN CEILING LIGHT POINT, RADIATOR AND EXTRACTOR FAN. THE OUTDOOR GARDEN SPACE IS MAINLY LAID TO LAWN WITH AN OUTBUILDING AND POST AND PLANK AND POST AND PICKET FENCE.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

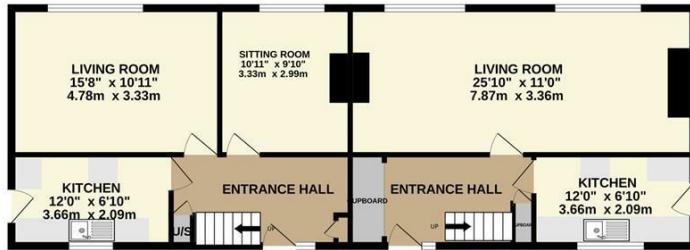
NYCC TAX BAND - A

EPC BAND - C

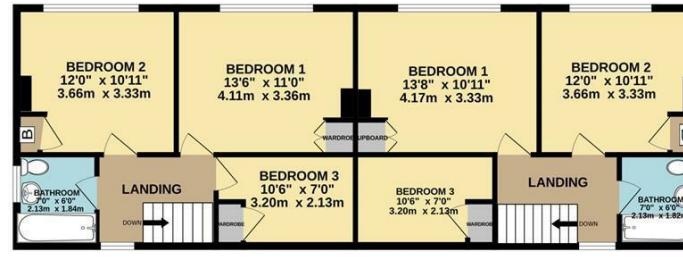


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx



1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx

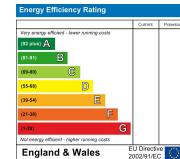


5 & 6 PATERSON CRESCENT, NORTHALLERTON. DL6 1HR

TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- 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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