



VALLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £84,995



Northallerton
Estate Agency



Valley Road

Northallerton, DL6 1SH

Property comprises a 1 bedroomed quarter house situated withing walking distance of Northallerton Town Centre. Conveniently situated within a sought-after location and close to all local amenities.

Brick built with clay pan tile roof enjoying the benefit of UPVC double glazing and Gas fired central heating. The property is 1 bedroomed and comes with open plan living/kitchen and has a garden to the side. Parking is available also, and ideal starting property or investment for a rental.

- 1 bedroom
- Gas fired central heating
- Off road parking
- Walking distance of town centre and train station
- Open plan living and kitchen
- UVPC double glazing
- Chain free
- Low council tax band A



Living room

Entering through UPVC double glazed front door with coloured and leaded glass light into the living room enjoying coved ceiling, centre ceiling light point, double radiator, TV and phone point, stairs to first floor, archway through into the kitchen.

Kitchen

Light beech range of base and wall cupboards, wood effect worksurfaces with inset single bowl single drain stainless steel sink unit with quality mixer tap over, space and plumbing for washing machine, cooker, tiled splashbacks, centre ceiling light point, ½ tiled walls, wrought iron with wooden tread curved staircase going up to the landing.

Landing

Ceiling light point, archway through into bedroom.

Bedroom

Radiator, centre ceiling light point, radiator, attic access, sliding door fronted double wardrobe with cloaks

hanging rail and rails, boiler cupboard housing Ideal Logic condensing combi gas fired central heating boiler.

Bathroom

Fully tiling around bath to 2 sides, panelled bath with wall mounted electric shower over, pedestal washbasin with easy turn taps, low level toilet, ceiling light point, wall mounted shaver light and socket, radiator.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

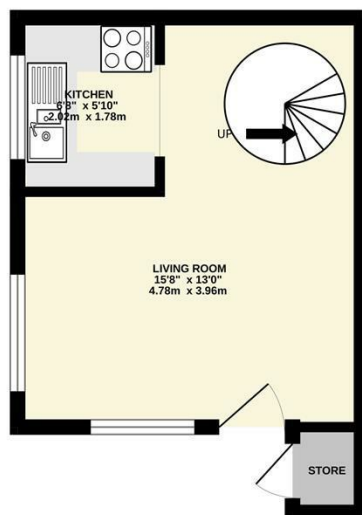
NYC TAX BAND - A

EPC - C

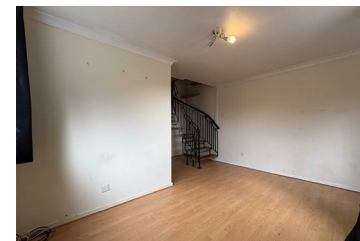
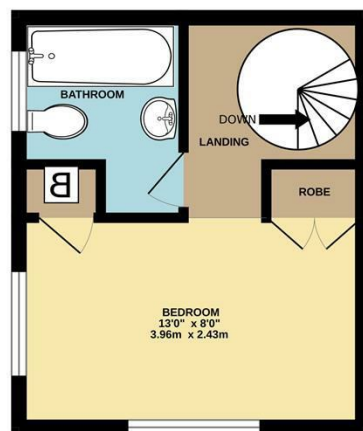


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
213 sq.ft. (19.7 sq.m.) approx.



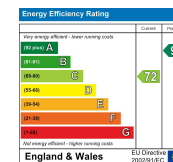
1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.



142 VALLEY ROAD, NORTHALLERTON. DL6 1SH.

TOTAL FLOOR AREA: 417 sq.ft. (38.7 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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 - 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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 - 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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