



38 MALPAS ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £140,000



Northallerton
Estate Agency



Malpas Road

Northallerton, DL7 8TB

Property comprises of brick built with slate roof, 2 bedrooms mid terraced town house situated in the town of Northallerton. Property enjoys UPVC double glazing, gas fired central heating. Within walking distance to all local amenities such as Town Centre, Schools, Hospital, Train Station etc an ideal location for easy reach around the area. On road permit parking available.

- 2 Bedrooms
- Council Tax Band B
- UPVC Throughout
- On Road Permit Parking
- Chain Free
- Gas Central Heating
- Close To All Local Amenities
- Rear Garden
- UPVC windows throughout



OUTSIDE FRONT & REAR

Coming in through a UPVC composite front door which has upper etched glass panel, leading straight into the sitting room. The rear of the property is access through a UPVC door in the kitchen to the rear garden.

An area of decking and opens out onto area of chippings and lawned garden. A woodchip play area, read shed, and mix of post and plank, and post and panel fencing at the rear, also an outside tap.

SITTING ROOM

Enjoys coved ceiling, centre ceiling light point, wood laminate floor, chimney breast with inset living flame gas fire and BT Openreach point, TV socket, Telephone socket and fibre point and double radiator. Door through into:-

INNER HALLWAY

Stairs to first floor, radiator and coved ceiling. Door into:-

LIVING/DINING ROOM

Centre chimney breast with inset spots suitable for ornamental. Continuation of wood laminate floor, centre ceiling light point, coved ceiling and wall mounted cloak hanging and double radiator. Under stairs store cupboard with shelving and power. Door through to:-

KITCHEN

Galley kitchen which enjoys a range of light beach fronted base and wall cupboards, granite effect work surfaces with inset single drainer single bowl stainless steel sink unit. Inset 4 ring gas hob with brushed steel and glass electric oven beneath. Space and plumbing for washing machine and space and point for additional appliance. Brushed steel back splash back to hob, with brushed steel extractor over with inset extractor and light. Ceiling light point, and work surfaced matched splash back to the rest of the kitchen.

BATHROOM

Comprises of a white suite, panelled bath which is fully tiled around and thermostatically controlled mains shower, matching duo flush WC and pedestal wash basin with easy turn mixer tap. Tiled splash back tot he wash basin, wall mounted extractor fan. ceiling light point, radiator. Door to a boiler cupboard housing MAIN Eco Compact condensing gas fired central heating boiler.

STAIRS & LANDING

Painted balustrade and spindles, window at the top providing a nice degree of natural light. Coved ceiling, ceiling light point and attic access with drop down ladder. Attic enjoys the benefit of working strip light and is fully boarded for storage.

BEDROOM 1

Wall length range of quality fitted wardrobes comprising an extensive range of cloaks hanging, shelving, rack storage etc with inset dressing mirror on one door. Additionally we have built in store cupboard currently enjoying 2 handing rails and a shelf store. Chimney breast which has been panelled together with part of the right hand wall. Coved ceiling, centre ceiling light point and double radiator.

BEDROOM 2

Coved ceiling, centre ceiling light point and double radiator. Enjoys the benefit of original Victorian cast fire surround and mantel shelf with inset basket grate and nice views onto rear garden.

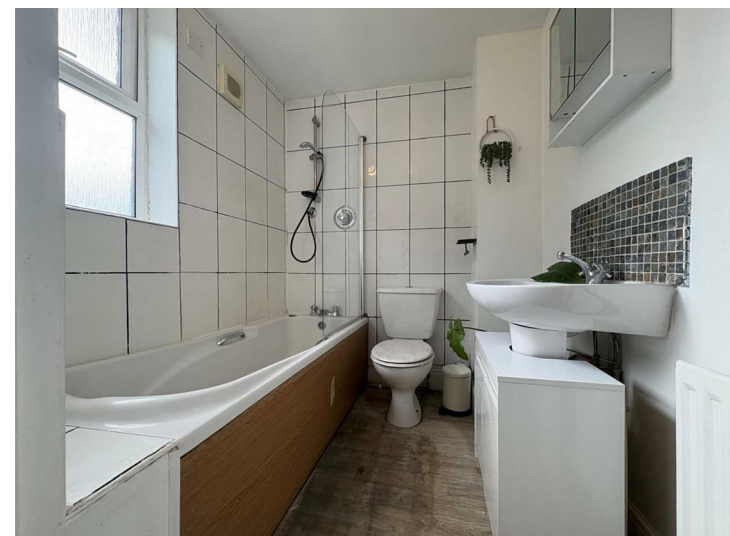
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYC TAX BAND - B

EPC - E

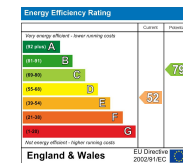


Call us to arrange a viewing on **01609 771959**



38 MALPAS ROAD, NORTHALLERTON DL7 8TB

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 misstatement. 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 capability or efficiency can be given. Made with Hectagix 12/2019



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency