



49 ASHLANDS CLOSE, NORTHALLERTON

OFFERS AROUND £158,000



Northallerton
Estate Agency



Ashlands Close

, DL6 1HJ

AN ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS 2-BEDROOMED SEMI DETACHED FAMILY HOUSE SITUATED IN A QUIET LOCATION AND WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN.

- UPVC DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- CHAIN FREE
- CONSERVATORY
- WALKING DISTANCE TO TOWN CENTRE



ENTRANCE HALL

4'5" x 4'11"

WINDOWS TO 2 SIDES, CEILING LIGHT POINT,

LIVING ROOM

17'5" x 12'11"

COVED CEILING, 2 X CEILING LIGHT POINT, FEATURE FIREPLACE, DOUBLE RADIATOR, TV POINT, PHONE POINT AND STAIRS UP TO FIRST FLOOR

BREAKFAST KITCHEN ROOM

8'11" x 12'11"

FULLY TILED FLOOR, BASE AND WALL UNITS, INSET SINGLE SINK AND DRAINER, INSET 4 RING GAS HOB AND OVEN BELOW, INSET FRIDGE AND FREEZER, SPACE AND PLUMBING FOR WASHING MACHINE, FULLY TILED SLASH BACK, BRUSHED STEEL EXTRACTOR, FITTED WORK SURFACE WITH MATCHING BREAKFAST BAR.

CONSERVATORY

11'9" x 10'5"

GLAZED TO THREE SIDES, WOOD LAMINATE FLOORING, DOUBLE RADIATOR, LIGHT AND POWER POINTS, DOUBLE GLAZED FRENCH DOORS OUT TO THE GARDEN

LANDING

5'7" x 4'8"

RADIATOR, CEILING LIGHT POINT AND ATTIC ACCESS

BEDROOM 1

12'11" x 12'0"

DOUBLE RADIATOR, CEILING LIGHT POINT

BEDROOM 2

12'11" x 8'11"

COVED CEILING, CEILING LIGHT POINT, RADIATOR

BATHROOM

7'10" x 4'7"

WHITE SUITE WITH BATH AND TRITON CARA ELECTRIC SHOWER OVER BATH, WC WASH BASIN, EXTRACTOR, CEILING LIGHT POINT, HEATED TOWEL RAIL, BUILT IN CUPBOARD HOUSING WORCESTER GREEN STAR 241 GAS FIRED BOILER AND SHELVES.

GARDEN

FLAGGED SEATING AREA, LAWNS SPACE AND BASE FOR SHED FLAGGED WALKWAY DOWN DOWN TO DOUBLE GATES WITH EXTRA OFF ROAD PARKING SUBJECT TO PLANNING PERMISSION.

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**

