



SPRINGWELL LANE, NORTHALLERTON

OFFERS IN THE REGION OF £210,000



Northallerton  
Estate Agency





# Springwell Lane

Northallerton, DL7 8QE

PROPERTY COMPRISES BRICK BUILT WITH SLATE ROOF OF 4-BED TERRACED HOUSE ARRANGED OVER 3 FLOORS IN A HIGHLY SOUGHT AFTER AREA OF NORTHALLERTON WITHIN WALKING DISTANCE OF HIGH STREET AND TRAIN STATION. PROPERTY ENJOYS UVPC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING.

- 4-BEDROOM TERRACED HOUSE
- WALKING DISTANCE OF HIGH STREET AND TRAIN STATION
- SPACIOUS PROPERTY
- SOUGHT AFTER AREA
- LOW COUNCIL TAX BAND B
- CHAIN FREE

## ENTRANCE

UVPC DOUBLE GLAZED FRONT DOOR WITH UPPER ETCHED GLASS PANNELLING LEADING INTO ENTRANCE WITH INTERNAL COLOURED GLASS PINE DOOR WITH OPAQUE GLAZED LIGHT ABOVE IN TO HALLWAY, RADIATOR, PHONE POINT, STAIRS TO 1ST FLOOR, DOOR INTO LIVING ROOM.

## LIVING ROOM

ENJOYS BENEFIT OF FULL-LENGTH BAY WINDOW WITH DISPLAY WINDOW LEDGES, DOUBLE RADIATOR, COVED CEILING, CENTRE CEILING LIGHT POINT, CENTRAL CHIMNEY WITH CARVED LIGHT OAK SURROUND AND MANTLE SHELF, CUT MARBLE HEARTH AND BACK PLATE, INSET ELECTRIC FIRE FLAME EFFECT, CENTRAL ARCHWAY LEADING TO DINING AREA

## DINING

COVED CEILING, CEILING LIGHT POINT, BT PHONE POINT, LARGE WINDOW TO REAR GIVING GOOD LIGHT AND VIEWS TO REAR COURTYARD, CEILING LIGHT POINT, RADIATOR, DOOR TO INNER HALLWAY

## INNER HALLWAY

UNDERSTAIRS STORE CUPBOARD WITH SHELVES.

## KITCHEN

RANGE OF MODERN BASE AND WALL UNITS WITH BRUSHED STEEL DOOR FURNITURE, GRANITE EFFECT WORKSURFACE WITH INSET 1 1/2 SINGLE DRAIN STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAPS, INSET 4-RING ELECTRIC HOB WITH BRUSHED STEEL AND GLASS OVEN AN GRILL BENEATH, BRUSHED STEEL EXTRACTOR OVER WITH LIGHT AN FAN, UNIT MATCHED DOOR FRONT FRIDGE AND FREEZER, SPACE AND PLUMBING FOR WASHING MACHINE WHICH IT HAS, BUILT IN DISHWASHER, GRANITE EFFECT SPLASH-BACKS, GLASS SPLASH-BACK TO HOB WOOD EFFECT FLOOR, RAD, FLOOR MOUNTED CEILING LIGHT POINT, DOOR TO REAR.

## LANDING

HALF LANDING WITH STAIRS TO MAIN LANDING ENJOYING UNDERSTAIRS CUPBOARD WITH NUMEROUS HANGING HOOKS, DOOR TO 2ND FLOOR AND BEDROOM 2, ARCHWAY THROUGH TO A REAR LANDING GIVING ACCESS TO BEDROOM 3.

## BEDROOM 1

WALL LENGTH PINE FRONTED BEDROOM FURNITURE, EXTENSIVE RANGE OF RAILS AND SHELVES, CENTRA DRESSING TABLE WITH MIRROR AND DRAWER, CUPBOARD STORAGE OVER MATCHING BEDSIDE CABINET AND HEADBOARD, OVER BED LIGHT PULL, COVED CEILING, CEILING LIGHT POINT, RADIATOR, TWIN WINDOWS TO FRONT.

## BEDROOM 2

EXTENSIVE RANGE OF BEDROOM FURNITURE, INCLUDING WARDROBE WITH SHELVES AND RAILS, DRESSING TABLE WITH DRAWERS, BOILER CUPBOARD WITH BAXI DUO CONDENSING COMBI GAS FIRED CENTRAL HEATING BOILER, TV AND PHONE POINT, CEILING LIGHT POINT, RADIATOR.

## BEDROOM 3

WALL LIGHT POINT, RADIATOR.

## BEDROOM 4

BED 4  
ENJOYS DORMER ROOF, DOORS TO UNDERSTAIRS STORAGE, CEILING LIGHT POINT, WALL MOUNTED CLOAKS HANGING.

## BATHROOM

ENJOYS WHITE SUITE COM PANEL BATH WITH MIXER TAPS AND SHOWER ATTACHMENT, DUO FLUSH TOILET AND MATCHING PEDESTAL WASHBASIN WITH EASY TURN TAPS, WALL MOUNTED LIGHT, FULLY TILED WALLS WITH CONTRASTING RAIL

## GARDEN

FRONT OF THE PROPERTY ENJOYS BRICK OUTER WALL WITH WROUGHT IRON TOP, WITH SMALL ORNAMENTAL GARDEN, CONCRETE WALKWAY TO FRONT DOOR, ACCESS THROUGH WROUGHT IRON GATE.  
REAR YARD, FULLY ENCLOSED WITH GATED ACCESS TO REAR, FLAGGED WITH AN EXTERNAL DOOR GIVING ACCESS TO BRICK BUILT WITH MONOPITCH ROOF SHED WITH SHELVEING AND DOORS THROUGH TO STORE ROOM AND OUTSIDE W/C WITH DUO FLUSH ON CONCRETE FLOOR.

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

TENURE - FREEHOLD  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - B  
EPC - TBC





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



Energy Efficiency Rating	
	Current
101-120 kWh/m <sup>2</sup> (A)	
81-100 kWh/m <sup>2</sup> (B)	
61-80 kWh/m <sup>2</sup> (C)	
41-60 kWh/m <sup>2</sup> (D)	
21-40 kWh/m <sup>2</sup> (E)	
1-20 kWh/m <sup>2</sup> (F)	
0-20 kWh/m <sup>2</sup> (G)	
England & Wales	

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](http://www.northallertonestateagency.co.uk)



**Northallerton**  
Estate Agency