# ASHLANDS ROAD, NORTHALLERTON

## OFFERS IN THE REGION OF £155,000

Northallerton Estate Agency

# Ashlands Road

## Northallerton, DL6 1JA

**The property comprises a brick built with clay tile roof 2-bedroom mid-terraced house situated in a residential area within walking distance of Northallerton town centre and train station. The property enjoys UVPC double glazing throughout and gas fired central heating along with a detached garage to the rear.**

- **2-Bedroom**
- **Chain Free**
- **Walking distance from town and train station**
- **Mid-terraced house**
- **Garage**
- **Low council tax band B**

**Entrance**
Entering the property through a UVPC double glazed front door with central etched coloured and leaded glass light into the entrance hall with ceiling light point, wall mounted cloaks hanging hooks and useful storage cupboard housing meters.

**Living room**
Coved ceiling, 2 ceiling light points, feature fireplace comprising pained and carved surround and mantle shelf, cut marble hearth and backplate with a hearth mounted flame effect electric fire, TV and phone point, quality fitted blinds, stairs to first floor, 2 x double radiator, under stairs storage area, door to rear giving access into the kitchen.

**Kitchen**
Attractive range of base and wall cupboards, granite effect worksurfaces with inset single drain single bowl stainless steel sink unit, space and point for electric or gas cooker, space and plumbing for washing machine, space for fridge freezer, fitted breakfast bar, double radiator, wall mounted Viessman condencing combi central heating boiler, ceiling light point, tiled splashbacks, glass fronted and shelved unit matched display cabinets, double glazed door out to the rear garden.

**Landing**
Ceiling light point, attic access, useful shelves linen cupboard.

**Bedroom 1**
Centre ceiling light point, double radiator, TV point.

**Bedroom 2**
Ceiling light point, double radiator, TV point, over stairs useful wardrobe and storage cupboard with rails and shelves.

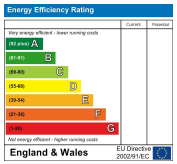
**Bathroom**
Attractive white suite comprising panelled quarter slipper bath with Mira electric shower over, fully tiled around the bath area, ½ tiled to rear of pedestal washbasin and duo flush toilet, wall mounted heated towel rail, flush mounted ceiling light, ceiling mounted extractor, lino flooring.

**Garden**
To the front of the property there is a chipped garden with a concrete walkway to the front door. To the rear of the property there is vehicular access with a detached garage and gated access into the rear garden which enjoys an area of flagged patio and lawn with post and panel fencing to either side.

**Garage**
Brick built detached garage with a monopitch roof, up and over door to front, pedestrian aluminium double-glazed door to rear, benefit of light and power, concrete walkway between this and the neighbour.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYC TAX BAND - B
EPC - TBC

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




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 important 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**

The Property Ombudsman

RICS

Northallerton Estate Agency