



7 STOKESLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £180,000



Northallerton
Estate Agency



Stokesley Road

Northallerton, DL6 2TS

Property comprises a brick built with a clay tile roof. 2 Bedrooms end of terrace family house red brick cottage enjoying the benefit of UPVC double glazing and gas fired central heating.

- 2 Bedrooms
- Off Road Parking
- UPVC Windows
- Close To Local Amenities
- Front & Rear Gardens
- Gas Central Heating
- Sought After Location
- Council Tax Band B



OUTSIDE

Concrete walkway which proceeds to the front door and across the front of the property and down the side. Hedged boundaries. Garden enjoys hedged boundaries to two sides and central area of lawn with shrub borders. Proceeding down the side of the property we continue with the hedging until you go through full height pedestrian gate into the rear garden. Rear garden is post & plank fencing to all sides and opens out into flagged patio area to the rear of the conservatory which then open up to on a lawned garden area which proceeds down to a further patio area which there is a useful shed, flagged walkway leading past and out through full height pedestrian gate to the rear where there is parking space for two vehicles which also offers scope for garage subject to purchasers requirements and planning permission. Enjoys right of access tot he rear which comes in off the minor road opposite the leisure centre.

ENTRANCE HALLWAY

Composite front door with etched glass panels to side. coming into the entrance hallway which has stairs to first floor, radiator, centre ceiling light point and pine door through into:-

SITTING ROOM

Enjoys the benefit of coved ceiling, centre ceiling light point. Bay window, central chimney breast with a tiled hearth and a wood burning stove. Room enjoys benefit of BT Openreach master socket, TV point together with double radiator. Stripped pine door leading into:-

KITCHEN / DINING AREA

Nicely delineates into kitchen and dining area. Kitchen area enjoying a nice range of contemporary base & wall cupboards, wood effect work surfaces with inset single drainer single bowl stainless stell sink unit. Cooker with 4 ring gas hob, double oven and grill. Space and plumbing for washing machine. Built in fridge and freezer with unit matched doors to front. Additional space for a fridge/freezer. Centre ceiling light point, coved ceiling, over hob extractor hood with inset extractor & light.

Dining Area - enjoys ceiling light point, double radiator. Door to useful downstairs store cupboard with shelving and wall light point. In the rear there is upper etched glass panel pine door through into:-

Conservatory

Enjoys a quarry tiled floor, display window ledges and full height French doors out to rear patio and gardens.

STAIRS/LANDING

Polished balustrade leading up to first floor landing where there is a ceiling point and attic access.

BEDROOM 1

Centre ceiling light point. double radiato and tv point. Door to useful over stairs wardrobe with cloaks rail and additional shelved storage.

BEDROOM 2

Centre ceiling light point, double radiator.

BATHROOM

Enjoys benefit of white suite comprising panelled bath, fully tiled around with a wall mounted Tritan Opal 3 electric shower, wall mounted extractor and matching duo flush WC and pedestal wash basin. Walls are tiled and flush mounted ceiling light point and double radiator. Fitted boiler cupboard housing condensing gas fired central heating boiler.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

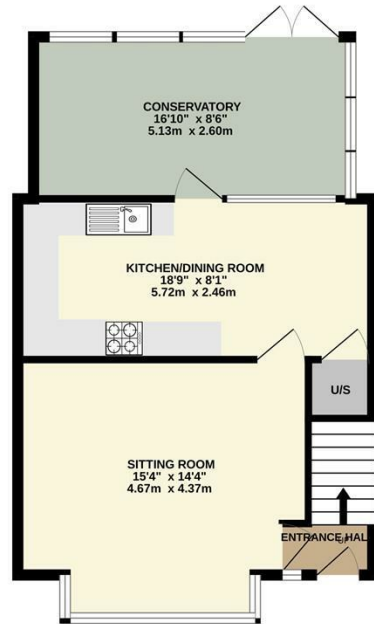
NYCC TAX BAND - B

EPC - D

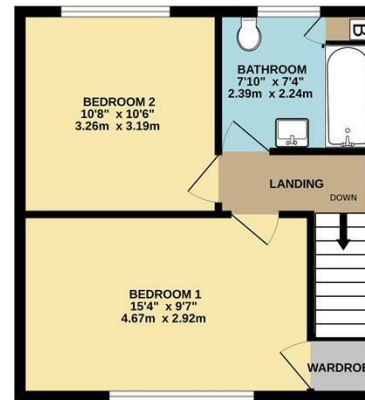


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



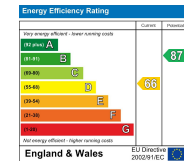
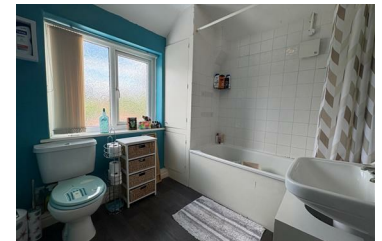
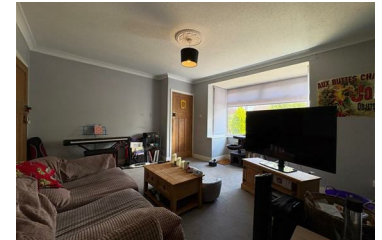
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



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TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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 - 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.
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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.
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