



THE SQUARE, NORTHALLERTON, DL7

£160,000



Northallerton
Estate Agency



The Square

Northallerton, DL7

END OF TERRACE COTTAGE IN THE SOUGHT AFTER HAMLET OF GREAT LANGTON. NORTHALLERTON.

- VILLAGE LOCATION
- OIL FIRED CONDENSING BOILER
- UTILITY ROOM
- 2 BEDROOMS
- VIEWS OUT TO COUNTRYSIDE
- OUTHOUSE



Living Room

A lovely spacious room enjoying a wood laminate flooring and an open fire.

Kitchen

Includes a contemporary range of base and wall cupboards with brushed steel door handles, granite effect worksurfaces with inset single drainer single bowl stainless steel sink unit. There is space and electric point for an electric cooker with a brushed steel splashback and brushed steel extractor fan over. The room enjoys the benefit of space for fridge freezer, inset ceiling light spots, double radiator and tiled splashbacks.

Downstairs Bathroom

White suite comprising pine panelled bath fully tiled around with a wall mounted Mira Advance ATL thermostatic electric shower and fitted shower screen. Pedestal wash basin and recess with w/c and mirror fronted bathroom cabinet above. Flush mounted ceiling light point, double radiator, and extractor.

Bedroom Main

A large double bedroom with a painted tiled former fireplace, linen cupboard and single wardrobe. The room has the benefit of a double radiator and TV point. The attic is accessed from this room.

Bedroom 2

A cosy room with the benefit of a double radiator.

Utility and Boiler room, (accessed from the kitchen)

Brick built to half height, wood and glass sides with a corrugated ceiling. There is additional space and plumbing for a washing machine and dryer. included in this room is a mounted Grant Oil Fired combination condensing central heating boiler. The room gives access to the rear courtyard area.

Outhouse

Brick built with a felt roof and concrete flooring with the benefit of light, power and adjacent bin store.

The rear of the property is a low maintenance courtyard with a raised flagged patio area, it boasts attractive views over the adjacent paddock land across to the old vicarage. To the front of the property there is a small garden area which is currently gravelled with a small collection of shrubs and to the side of the property there is off road parking space.

VIEWING

By appointment with the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity, oil and drainage.

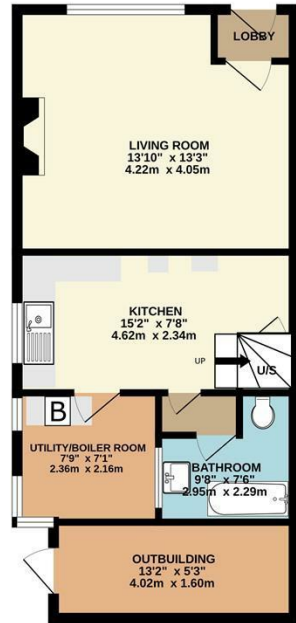
COUNCIL TAX BAND - B

EPC - E



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

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

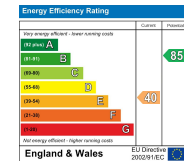


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



THE SQUARE, GREAT LANGTON, NORTHALLERTON.

TOTAL FLOOR AREA: 832 sq.ft. (77.3 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 guidance 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.
Made with Metropix 02021



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