

**2 KELVIN TERRACE
NORTHALLERTON DL7 8QG**



**A NICE & CONVENIENTLY POSITIONED TRADITIONAL
3-BEDROOMED MID TERRACED FAMILY HOUSE IN CONVENIENT
RESIDENTIAL LOCATION**

- Traditional 3-Bedroomed Terraced Property
- Tremendous Scope for Updating & Modernisation
- Well Laid Out Accommodation
- Gas Fired CH & UPVC Sealed Unit DG
- Within Easy Walking Distance of Local Amenities
- Sought After Residential Location

Reduced to Offers in the Region of £120,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

2 KELVIN TERRACE NORTHALLERTON, NORTH YORKSHIRE, DL7 8QG

SITUATION

A.1	7 miles York	30 miles
Darlington	16 miles A.19	7 miles
Thirsk	7 miles Teesside	17 miles

(All distances are approximate)

The property is attractively and conveniently situated in a sought after and desirable residential area of Northallerton just outside the town centre.

Northallerton is the most sought after County town of North Yorkshire and enjoys an enviable range of amenities. The property is situated within easy walking distance of the local amenities within Northallerton and within walking distance of the nearby village of Romanby.

Northallerton enjoys a full and comprehensive range of recreational, educational and medical facilities together with weekly markets and varied High Street shopping. Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major centres of shopping are situated at York, Teesside and Middlesbrough.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

AMENITIES

Fishing - the property is attractively placed in an area renowned for its quality fishing both coarse and game. Additionally the property lies between the North Yorkshire Moors and the North Yorkshire Dales National Park where many renowned leisure activities are to be enjoyed.

Racing – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington

Communications – the property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunity. The property is conveniently situated on a bus route, which serves Darlington, Bedale and Northallerton town centre.

DESCRIPTION

The property comprises a traditional brick built with slate roof 3-bedroomed mid-terraced family property which has, under the present ownership, enjoyed the benefit of UPVC sealed unit double glazing and has gas central heating.

The property is approached from the front through wrought iron gates to front between twin brick pillars and there is a shrubbed front garden to side.

To the rear, the property has a good-sized rear yard with outhouse and base for shed.

Internally the property is in need of updating and modernisation but has enjoyed under the present ownership the installation of UPVC sealed unit double glazing and gas fired central heating and will provide a nicely laid out property.

The offering of this property presents a rare opportunity for the discerning purchaser to acquire a good sized mid terraced property in a sought after area within walking distance of the town centre and all local amenities.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass panels and etched glass panels over into:

Entrance Hall
3'0" x 14' 3" (0.91m x 4.34m) max.

With inset Matwell radiator, ceiling light point, wall mounted cloak hooks, stairs to first floor, door through into:

Living Room
12' 0" x 11' 10" (3.66m x 3.60m) max into chimney breast alcove.

The room enjoys coved cornice ceiling, ceiling light point, double radiator. Marble hearth beneath wall mounted gas fire with central heating back boiler. Built in chimney breast alcove painted pine cupboards comprising shelved storage cupboard, central drawer and shelved storage cupboard beneath. To the other side there is a shelved storage cupboard, open area suitable for telephone etc. and cupboard over. The room has a telephone point, door to understairs storage cupboard. Door to kitchen and sliding central glazed doors through to the Sitting Room.

The understairs store cupboard measures 2' 8" x 9' 2" (0.81m x 2.79m) with cloaks hanging. This would make an excellent

under stairs office area if required.

Sliding pine surround, etched glass twin doors through to:

Sitting Room

11' 5" x 10' 10" (3.48m x 3.30m).

Coved cornice ceiling, ceiling light point. Feature tiled fireplace, mantle shelf and hearth with inset Living Flame gas fire. This room enjoys the benefit of a television point. Door through to:

Kitchen

10' 4" x 6' 1" (3.15m x 1.86m)

With a range of modern base and wall cupboards, work surfaces with inset single drainer, single bowl, stainless steel unit having chrome mixer tap over. Space and plumbing for automatic washer, space for fridge freezer, space and point for gas cooker. UPVC sealed unit double glazed door outside with etched top panel giving access to the rear yard. Tiled splashbacks. Ceiling light point. Coved cornice ceiling. Door through to:

Inner Hallway

Giving access to Bathroom and separate WC.

Bathroom

4' 11" x 7' 5" (1.50m x 2.26m)

Comprising panelled bath with easy turn taps. Pedestal wash basin, tiled splashbacks, radiator, ceiling light point and pull, coved cornice ceiling.

Separate WC

2' 11" x 5' 0" (0.89m x 1.52m)

With WC, ceiling light point.

Stairs to First Floor with painted balustrade to

First Floor Landing

11' 11" x 5' 4" (3.63m x 1.62m).

Ceiling light point. Attic access. There may be scope to provide for further staircase to utilise attic as additional accommodation subject to purchaser's requirements and the necessary Building Regulations/Planning Permission.

Bedroom 1

14' 11" x 10' 11" (4.54m x 3.33m) max

Into wall length fitted bedroom furniture comprising 2 x double wardrobes with twin doors to front and inset hanging rails together with cupboard storage over. Double wardrobe shelved with twin doors to front and cupboard storage over. Ceiling light point, double radiator. Facing onto front.

Bedroom 2

9' 3" x 12' 0" (2.82m x 3.66m)

With ceiling light point and double radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Facing onto the rear of the property.

Bedroom 3

10' 4" x 5' 11" (3.15m x 1.80m)

With ceiling light point, radiator. Exposed stripped pine flooring.

Outside

At the rear there is an external yard which is gated for bin and bike access etc. Rear yard is concreted and walled.

Outhouse

5' 2" x 3' 6" (1.57m x 1.06m).

Brick built. Internal shelves.

Concrete floor. Ideal for storage but could be combined into the property subject to purchaser's requirements and any necessary planning permissions.

Shed

6' 0" x 4' 0" (1.83m x 1.22m)

Of wooden construction with felt top. Glazed to side.

GENERAL REMARKS AND STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959

SERVICES

Mains water, electricity and drainage. Gas central heating.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B (£1,165.80).

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COMMITMENT

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.