

S.4051

**Northallerton**  
**Estate**  
**Agency** 

## **6 KELVIN TERRACE** **NORTHALLERTON, NORTH YORKSHIRE**



**A Well Laid Out Traditional 2-Bedroomed Mid Terraced Town House in Very Convenient & Quiet Location**

- UPVC Sealed Unit Double Glazing
- Solid Fuel Central Heating
- Useful Attic Store / Games Room / Office
- Enclosed Rear Yard
- Convenient for Local Amenities
- Close to Town Centre

**OFFERS IN THE REGION OF £142,000**

# 6 Kelvin Terrace, Northallerton DL6 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)

Kelvin Terrace is very conveniently situated just off Romanby Road which takes access from Northallerton High Street in this much 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 2-bedroomed brick built under tiled roof mid terraced traditional town centre cottage property with attractive architectural features.

Externally the property is low maintenance to front and rear whilst internally it has UPVC sealed unit double glazing, solid fuel central heating and well laid out and spacious 2-bedroomed accommodation with a useful additional attic providing storage, games room, office which is accessed via fitted stairs, subject to Purchasers requirements.

The property has good sized generous sitting and living room, fitted kitchen, 2 good sized bedrooms and a quality fitted bathroom.

Early inspection is recommended to appreciate the property, its position and presentation.

In from the front into a low maintenance flagged front yard which is behind low level brick ornamental wall which is stone topped.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

**Entrance Hall**  
**4.32m x 0.91m (14'2" x 3' max)**

Wood laminate floor. Radiator. Ceiling light point. Stairs to First floor. Cloaks hanging.

Door to:

**Sitting Room**  
**3.17m x 3.32m (10'5" x 10'11")**

With double radiator. Ceiling light point. Built in chimney breast recess shelved storage cupboards.

**Living Room**  
**3.66m x 4.54m (12' x 14'11") max**

Into understairs recess with shelving and light point. Main room has feature fireplace comprising tiled hearth, mini brick surround with tiled mantle shelf. Hearth mounted Parkray solid fuel fire. Original opaque glazed upper panel chimney recess cupboards. Shelved storage to the other recess. TV, Sky and telephone connections. Wood laminate floor. Ceiling light point. Door to rear gives access to:

## Kitchen

5.96m x 1.79m (9'7" x 5'11")

With tiled floor. 2 ceiling light points. 2 radiators. Beech fronted kitchen comprising extensive range of base and wall cupboards, granite effect work surfaces with inset 1 1/2 bowl single drainer, stainless steel sink unit with mixer tap over. Work surface inset Proline four ring electric hob. Unit inset Beko electric oven and grill. Space and plumbing for auto wash. Over hob extractor fan and light. Breakfast bar. Space and point for fridge freezer etc. Door to side leading to rear garden.

## Stairs to First Floor

Up past picture window onto:

## Landing

3.66m x 1.59m (12' x 5'3")

Radiator. Ceiling light point. Stairs to second floor. Built in airing cupboard housing lagged cylinder and immersion heater.

## Front Bedroom

4.54m x 3.32m (14'11" x 10'11")

With coved ceiling. Ceiling light point. Double radiator. Telephone point.

## Rear Bedroom

2.79m x 2.13m (9'2" x 7')

Ceiling light point. Radiator. Telephone point.

## Bathroom

2.79m x 1.37m (9'2" x 4'6")

White suite comprising panelled bath with mixer tap, Triton Cara electric shower over bath. Matching duoflush WC and pedestal wash basin. Heated towel rail / radiator. Shaving mirror. Ceiling light point. Expelair extractor fan.

Fitted stairs to:

## Attic Store Room / Games Room / Office

3.55m x 3.55m (11'8" x 11'8")

Ceiling light point. Built in cloaks storage cupboard. Fitted desk area with cupboards to either side and access to under eaves storage.

## Outside

Enclosed rear yard. Outside shed. Gated rear access.

## GENERAL REMARKS & STIPULATIONS

## VIEWING

Through Northallerton Estate Agency – tel. no. 01609 771959

## TENURE

Freehold with Vacant Possession upon Completion

## LOCAL AUTHORITY

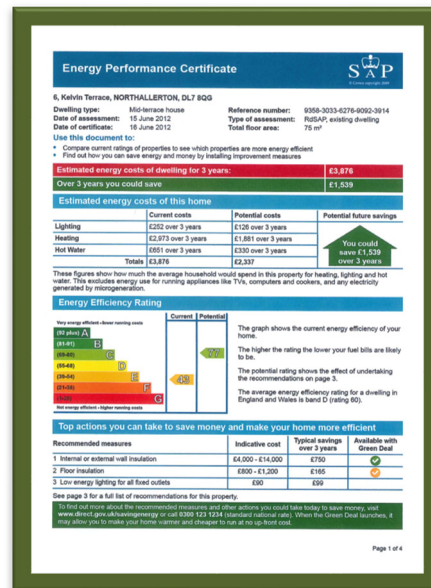
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: 01609 779977.

## COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B.

## SERVICES

Mains Water, Electricity, Gas and Drainage.







#### COMMITMENT

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- 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.

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