

2 KELVIN TERRACE
NORTHALLERTON DL7 8QG



AN IMMACULATELY PRESENTED, COMPLETELY REFURBISHED, TRADITIONAL 2-BEDROOMED MID-TERRACED TOWN HOUSE IN A VERY CONVENIENT AND QUIET LOCATION AND PRESENTED TO A VERY HIGH STANDARD

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Useful Attic Store/Games Room/Office
- Enclosed Rear Yard
- Completely Refurbished By The Present Owners
- New Kitchen, Bathroom & Floor Coverings

OFFERS IN THE REGION OF: £135,000

2 Kelvin Terrace, Northallerton 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)

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 brick built under pantile roof 2-bedroomed mid terraced town house which has, under its present ownership been completely updated and refurbished to provide well laid out and spacious, immaculately presented accommodation with quality fully fitted kitchen and bath/shower room. The attic room offers tremendous scope for games room, office or study.

Externally the property is low maintenance to the front and rear, having yard areas, whilst internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The property is immaculately presented, having newly fitted kitchen, bathroom and is newly decorated with new floor covering throughout.

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

The property is situated within walking distance of the Town Centre. The property has gas fired central heating, UPVC sealed unit double glazing, it is newly refurbished with quality fitted kitchen with a good range of appliances. It has a newly fitted bathroom and shower room with separate shower cubicle. It has two good sized double bedrooms and is immaculately appointed throughout.

In through gate onto small gravelled area.

In through UPVC sealed unit double glazed door into:

Entrance Hall

4.27m x 0.89m (14' x 2'11")

With laid wood laminate floor. Ceiling light point. Radiator. Coved ceiling. Cloak hanging hooks. Stairs to First Floor. Door to:

Through Lounge / Diner

7.13m x 3.60m (23'5" x 11'10") max

Feature fireplace having natural laid stone flagged hearth, inset open grate. Wood laminate floor. Double radiator. Coved ceiling. Ceiling light point. Archway to the rear half with ceiling light point. Double radiator. Door to understairs store cupboard. Door to:

Kitchen

5.94m x 2.28m (19'6" x 7'6")

Comprising a good range of light oak base cupboards topped

with granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Built in brushed steel and glass oven topped with four ring hob with extractor over. Space and plumbing for washer. Spaces for fridge and freezer and further appliance. 2 ceiling light points. UPVC sealed unit double glazed door leading to outside. Wall mounted Baxi Combi 105HE combination gas fired central heating boiler. Double radiator.

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

3.66m x 1.62m (12' x 5'4")

With attic access with drop down ladder. 3 point ceiling light spots. Door to:

Main Bedroom

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

Coved ceiling. Ceiling light point. Double radiator.

Bedroom No. 2

3.66m x 2.81m (12' x 9'3") max

Coved ceiling. Ceiling light point. Radiator.

Bath & Shower Room

3.20m x 1.79m (10'6" x 5'11")

Suite comprising shower cubicle with sliding twin doors to front. Shower panelled walls with a mains shower. Matching white suite comprising panelled bath, pedestal wash basin and duo flush WC. Mirror fronted cabinet with shaver socket to side. Ceiling light spots. Extractor fan. Double radiator.

Drop down ladders gives access to:

Attic Room

3.98m x 3.17m (13'1" x 10'5")

Good for storage, office, games room etc. 2 Light points and power point. Velux roof light.

OUTSIDE

Rear yard with raised beds. Outside tap. Gated access at the rear. Access to an outside shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – 01609 771959

COUNCIL TAX

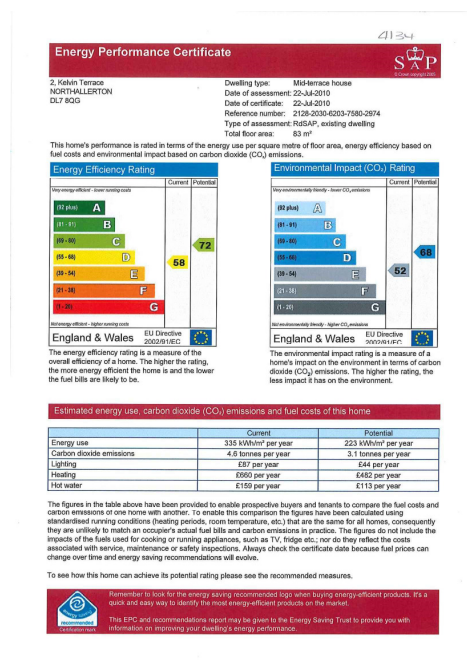
We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is £1,207.29.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU – tel. no. 01609 779977.





COMMITMENT

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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.
- 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.
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