



SOUTH VALE, NORTHALLERTON

OFFERS OVER £310,000



Northallerton  
Estate Agency





# South Vale

Northallerton, DL6 1DQ

11 SOUTH VALE "NEWLYN" IS A DELIGHTFUL 2 BEDROOM DETACHED BUNGALOW THAT IS WELL PRESENTED AND WITHIN WALKING DISTANCE OF NORTHALLERTON MARKET TOWN, MAINLINE TRAIN STATION AND IN A SOUGHT AFTER PART OF TOWN. THIS PROPERTY IS OFFERED CHAIN FREE AND HAS GREAT POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)

- DETACHED
- SCOPE TO EXTEND (STPP)
- LARGE GARDEN

- GARAGE
- CLOSE TO TOWN
- PARKING FOR MULTIPLE VEHICLES

## HALLWAY

CEILING LIGHT POINT, RADIATOR, ACCESS TO A CUPBOARD HOUSING WORCESTER GREEN STAR BOILER, PHONE POINT

## LIVING ROOM

COVED CEILING, CEILING LIGHT POINT, 3 X WALL LIGHT POINT, TV POINT, PHONE POINT, FEATURE FIREPLACE WITH ELECTRIC STOVE.

## REAR HALL

CEILING LIGHT POINT, LOFT ACCESS AND CUPBOARD INTO CLOAKES HANGING.

## BEDROOM 1

WALL LENGTH FURNITURE, 2 X WALL LIGHTS, CEILING LIGHT POINT, RADIATOR TELEPHONE POINT

## BEDROOM 2

CEILING LIGHT POINT, RADIATOR, TV POINT

## BATHROOM

FULLY TILED BATH, WASH BASIN, SHOWER,WC, WALL MOUNTED TOWEL RAIL, CEILING LIGHT POINT

## GARAGE

DETACHED GARAGE WITH UP AND OVER DOOR, LIGHT AND POWER, DOOR TO THE REAR

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC





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

The floor plan shows a house with a garage, a living room, a kitchen, a bathroom, two bedrooms, and an entrance hall. The garage is located at the top right, with dimensions 16'8" x 7'11" (5.08m x 2.41m). The living room is on the left, with dimensions 19'6" x 12'0" (5.94m x 3.66m). The kitchen is on the right, with dimensions 11'0" x 8'5" (3.35m x 2.57m). The bathroom is located between the kitchen and the bedrooms, with dimensions 6'11" x 5'5" (2.11m x 1.65m). Bedroom 1 is on the left, with dimensions 11'10" x 10'10" (3.61m x 3.30m). Bedroom 2 is on the right, with dimensions 9'8" x 9'0" (2.94m x 2.75m). The entrance hall is at the bottom, with dimensions 11'0" x 8'5" (3.35m x 2.57m). The plan also includes a wardrobe, a cupboard, and a door leading to the entrance.

**GARAGE**  
16'8" x 7'11"  
5.08m x 2.41m

**BEDROOM 1**  
11'10" x 10'10"  
3.61m x 3.30m

**BEDROOM 2**  
9'8" x 9'0"  
2.94m x 2.75m

**BATHROOM**  
6'11" x 5'5"  
2.11m x 1.65m

**KITCHEN**  
11'0" x 8'5"  
3.35m x 2.57m

**LIVING ROOM**  
19'6" x 12'0"  
5.94m x 3.66m

**HALLWAY**

**ENTRANCE HALL**

**WARDROBE**

**CUPBOARD**

**TOTAL FLOOR AREA:** 777 sq.ft. (72.1 sq.m.) approx.

While 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 is given as to their operability or efficiency can be given.

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