

113 CHANTRY ROAD, NORTHALLERTON

O.I.R.O £210,000





# Chantry Road

Northallerton, DL7 8JJ

PARKING AND SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION. THIS HOUSE IS IN A PRIME LOCATION FOR NORTHALLERTON MARKET TOWN AND MUST BE SEEN.

- GARAGE
- GOOD SIZED ROOMS
- SCOPE TO EXTEND (STPP)

- EXTENSIVE PARKING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO TRAINS AND SCHOOL



#### **ENTRANCE HALL**

STAIRS UP, DOUBLE RADIATOR, CEILING LIGHT SPOTS, MOUNTED CLOAKES HANGING

## SITTING ROOM

CEILING LIGHT SPOTS, DOUBLE RADIATOR, TV POINT AND ARCH INTO DINING ROOM

## **DINING ROOM**

FRENCH DOORS OUT INTO THE GARDEN, WINDOW TO THE SIDE GIVING LOTS OF NATURAL LIGHT, CEILING LIGHT SPOTS, DOUBLE RADIATOR

# **KITCHEN**

RANGE OF WALL AND BASE UNITS, STAINLESS STEEL SINK AND BOWL, INSET 4 RING ELECTRIC HOB, BRUSHED STEEL OVEN, STAINLESS STEEL SPLASHBACK, EXTRACTOR FAN, SPACE FOR WASHING MACHINE AND FRIDGE FREEZER, CEILING LIGHT SPOTS, DOOR OUT TO THE REAR.

#### LANDING

RADIATOR, LOFT ACCESS POINT, CEILING LIGHT POINT, WINDOW

#### **BEDROOM 1**

RADIATOR, CEILING LIGHT POINT

#### **BEDROOM 2**

CEILING LIGHT POINT, RADIATOR CUPBOARD WITH STORAGE

## **BEDROOM 3**

CEILING LIGHT POINT, RADIATOR, CUPBOARD HOUSING VITADENS 100 GAS COMBI BOILER SERVICED ON 01/02/2025

# **BATHROOM**

BATH WITH OVER HEAD MIRA XL SHOWER, WASH BASIN, WC, HEATED TOWEL RAIL, CEILING LIGHT SPOTS

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

**TENURE - FREEHOLD** 

SERVICES - MAINS GAS, WATER, ELECTRIC &

DRAINAGE

NYCCTAX BAND - C

EPC - TBC















Call us to arrange a viewing on 01609771959

GROUND FLOOR 388 sq.ft. (36.0 sq.m.) approx. 1ST FLOOR 388 sq.ft. (36.0 sq.m.) approx.









113 CHANTRY ROAD, ROMANBY, NORTHALLERTON DL7 8JJ

TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windown, 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 been tested and no guarantee as to their operability or efficiency can be given.

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