



20 VALLEY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £195,000



Northallerton  
Estate Agency



# Valley Road

Northallerton, DL6 1HY

A brick built, mid-terraced 3 bedroomed family house with clay pan tile roof, situated nicely set back from Valley Road and in walking distance to the town centre of Northallerton and close to local amenities such as County Hall, Doctors, Schools, Leisure Centre and so on. With gas central heating, UPVC windows and doors and front and rear gardens.

- 3 Bedrooms
- Walking distance to town
- UPVC windows
- Council Tax Band B
- Close to local amenities
- Gas Central Heating
- Front & Rear Gardens



#### **OUTSIDE FRONT & REAR**

To the front there is a lawned garden which is enclosed, with post and plank fencing to two sides. Post and brick to the other. Concrete walk way that serves this property as well as the neighbouring property for pedestrian access. Off road parking is available at the front in a separate area. Outside there is benefit of decking area, opening out onto rear lawned gardens. Which enjoys post & plank fencing all around and numerous inset shrubberies, raised bed and a rear flagged patio area.

#### **ENTRANCE**

Coming in through a UPVC sealed unit front door with etched glass panel. Entrance hall has BT Openreach master socket, radiator, ceiling light point and stairs to 1st floor. Door through into:-

#### **SITTING ROOM**

Room enjoys coved ceiling, two ceiling light points, single and a double radiator, TV and Fibre points as well as a telephone point. UPVC double glazed French doors out to the rear and a door through into:-

#### **KITCHEN/DINER**

Enjoys a separate double glazed front door, nicely delimites into kitchen and dining area. Kitchen has a range of white base and wall cupboards with granite effect work surfaces and inset 1.5 bowl stainless steel sink unit. Built in 4 ring electric hob with a glass fronted oven and grill beneath and extractor over. Tiled splash backs, space and plumbing for washing machine, space for additional appliance, fitted breakfast bar and recessed area suitable for fridge/freezer. Wall mounted condensing combi gas fired central heating boiler. Dining area has ceiling light point and double radiator, door to good size understairs store cupboard.

#### **STAIR/LANDING**

Stairs to first floor have painted balustrade leading up to first floor landing which has ceiling light point and attic access. Useful airing cupboard housing lag cylinder and immersion heater with shelf storage over.

#### **BEDROOM1**

Enjoys the benefit of radiator. ceiling light point, over stairs cupboard, wall mounted TV point and power points.

#### **BEDROOM2**

Enjoys ceiling light point, radiator. Recessed wardrobe with cloaks hanging rail and shelf storage over.

#### **BEDROOM3**

Enjoys ceiling lights point and radiator. Useful over stairs wardrobe with cloaks hanging rail and shelf over.

#### **BATHROOM**

Quality and newly fitted bathroom comprising of attractive white suite with shower panels around bath, wall mounted Mira Sport Electric shower, matching unit inset wash basin with quality mixer tap over and cupboard storage beneath, adjacent to duo flush WC. Wall mounted extractor, inset ceiling light spots, double radiator.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????

NYCC TAX BAND - B

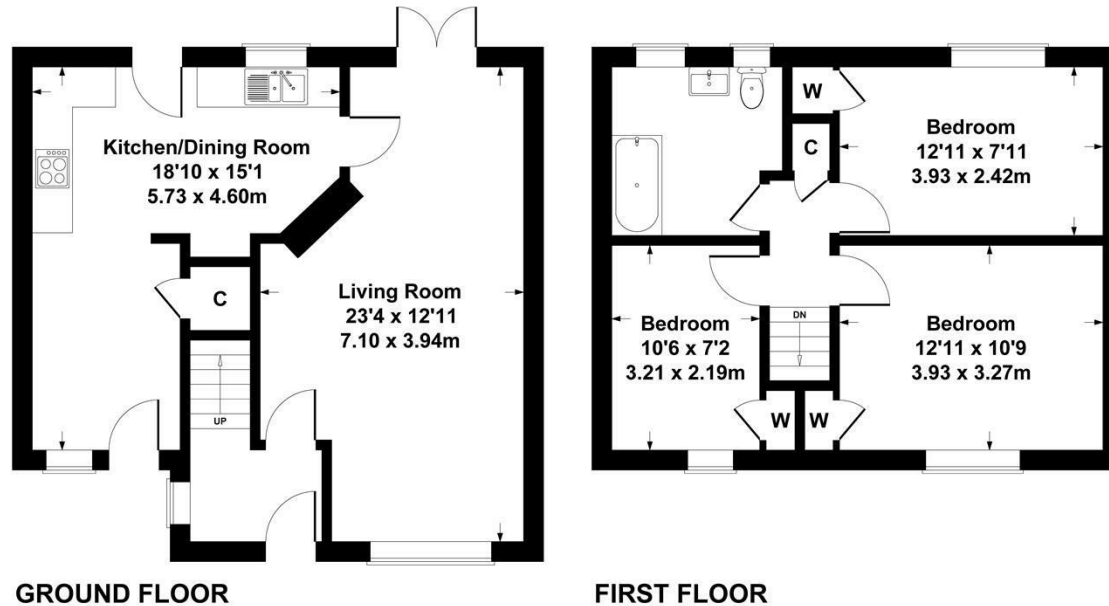
EPC - C



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

# 20 Valley Road, Northallerton, DL6 1HY

Approximate gross internal area  
91 sq m - 980 sq ft



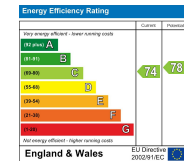
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



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