



246 HIGH STREET, NORTHALLERTON

OFFERS IN THE REGION OF £200,000



Northallerton
Estate Agency



246 High Street

Northallerton, DL7 8DJ

LOVELY TWO BEDROOM TERRACE HOUSE CLOSE TO THE TOWN CENTRE OF NORTHALLERTON.

- PARKING SPACE
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- REAR YARD
- GFCH
- CHAIN FREE



246 High Street is a lovely two bedroom terrace home close to the town centre of Northallerton. Internally the property is well presented and includes a quality fitted shower room and bathroom. The sitting room is large and spacious boasting a feature gas fireplace and patio doors leading out onto the enclosed rear patio area. The room enjoys archway into a good sized dining room area. The kitchen has a lovely range of contemporary cupboards with granite effect worksurfaces. The room enjoys a Bosch hob and oven, Bosch slimline dishwasher, Bosch washing machine and a Bosch fridge freezer. You will also find a handy pantry cupboard for extra storage. Upstairs there are two good sized bedrooms with the main bedroom enjoying a built in

double wardrobe. The shower room is stylish and modern and enjoys a Triton Mains shower and a heated towel rail. The property enjoys an allocated parking space to the rear.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - C

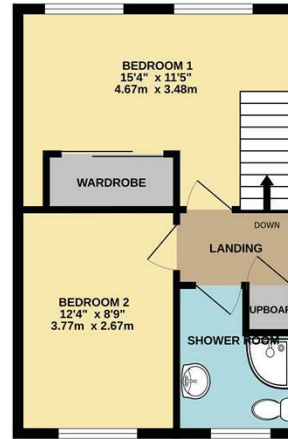


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

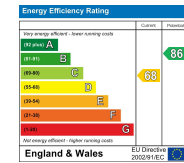


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



246 HIGH STREET, NORTHALLERTON, NORTH YORKSHIRE DL7 8DJ

TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.
Whilst 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their capability of efficiency can be given.
Made with floorplan 02024



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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.
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 - 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.

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