



THE FAIRWAY, NORTHALLERTON

GUIDE PRICE £220,000



Northallerton  
Estate Agency



# The Fairway

Northallerton, DL7 8BB

**LOVELY THREE BEDROOM TRADITIONAL BRICK TERRACE HOUSE CLOSE TO THE TOWN CENTRE OF NORTHALLERTON. PARKING FOR 4 CARS**

- **TRADITIONAL BRICK TERRACE HOUSE**
  - **UTILITY / WC**
  - **WOODBURNER**
- **PARKING FOR 4 CARS**
- **KARNDAN FLOORING**
- **INDIAN STONE GARDEN COURTYARD**



30 The Fairway is a traditional brick built terrace house with ample parking for 4 vehicles on the front drive. The property is close to Northallerton town centre and Northallerton Train Station, both in walking distance.

The property has 3 bedrooms 2 large doubles and a spacious single with access to a loft ladder and lined loft.

Down stairs has a large nicely decorated living room with lots of natural light and a feature fireplace with a wood burner.

The kitchen comprises of modern units and is nicely laid out with Karndean flooring throughout. The kitchen leads onto a dining area and has a useful utility area and W/C.

The outside area is laid to Indian stone flags with a stunning pergola seating area and is fully enclosed and private. There is convenient side gated access.

## VIEWING

By appointment only through the agents - Northallerton Estate Agency 01609 771959

## TENURE

Freehold with vacant possession on completion.

## SERVICES

Mains water, Gas, Electric & Drainage.

NYCC COUNCIL TAX BAND - B

EPC - TBC

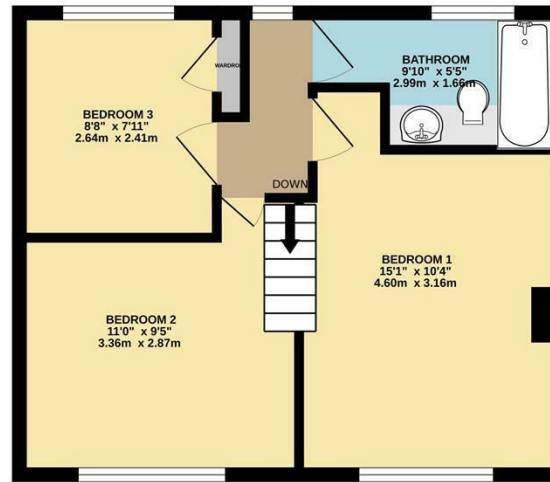


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



30 THE FAIRWAY ROMANBY, NORTHALLERTON, DL7 8BB

TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.

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Energy Efficiency Rating	
Current	Potential
107 kWh/m <sup>2</sup> A	
111 kWh/m <sup>2</sup> B	
119 kWh/m <sup>2</sup> C	
124 kWh/m <sup>2</sup> D	
128 kWh/m <sup>2</sup> E	
133 kWh/m <sup>2</sup> F	
138 kWh/m <sup>2</sup> G	
144 kWh/m <sup>2</sup> G	
All energy efficient - higher energy costs	
EU Directive 2002/91/EC	
England & Wales	

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