



49 ASHLANDS CLOSE, NORTHALLERTON

OFFERS AROUND £148,000



Northallerton
Estate Agency



Ashlands Close

Northallerton, DL6 1HJ

AN ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS 2-BEDROOMED SEMI DETACHED FAMILY HOUSE SITUATED IN A QUIET LOCATION AND WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN.

- UPVC DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- CHAIN FREE
- CONSERVATORY
- WALKING DISTANCE TO TOWN CENTRE



ENTRANCE HALL

4'5" x 4'11"

WINDOWS TO 2 SIDES, CEILING LIGHT POINT,

LIVING ROOM

17'5" x 12'11"

COVED CEILING, 2 X CEILING LIGHT POINT, FEATURE FIREPLACE, DOUBLE RADIATOR, TV POINT, PHONE POINT AND STAIRS UP TO FIRST FLOOR

BREAKFAST KITCHEN ROOM

8'11" x 12'11"

FULLY TILED FLOOR, BASE AND WALL UNITS, INSET SINGLE SINK AND DRAINER, INSET 4 RING GAS HOB AND OVEN BELOW, INSET FRIDGE AND FREEZER, SPACE AND PLUMBING FOR WASHING MACHINE, FULLY TILED SLASH BACK, BRUSHED STEEL EXTRACTOR, FITTED WORK SURFACE WITH MATCHING BREAKFAST BAR.

CONSERVATORY

11'9" x 10'5"

GLAZED TO THREE SIDES, WOOD LAMINATE FLOORING, DOUBLE RADIATOR, LIGHT AND POWER POINTS, DOUBLE GLAZED FRENCH DOORS OUT TO THE GARDEN

LANDING

5'7" x 4'8"

RADIATOR, CEILING LIGHT POINT AND ATTIC ACCESS

BEDROOM 1

12'11" x 12'0"

DOUBLE RADIATOR, CEILING LIGHT POINT

BEDROOM 2

12'11" x 8'11"

COVED CEILING, CEILING LIGHT POINT, RADIATOR

BATHROOM

7'10" x 4'7"

WHITE SUITE WITH BATH AND TRITON CARA ELECTRIC SHOWER OVER BATH, WC WASH BASIN, EXTRACTOR, CEILING LIGHT POINT, HEATED TOWEL RAIL, BUILT IN CUPBOARD HOUSING WORCESTER GREEN STAR 241 GAS FIRED BOILER AND SHELVES.

GARDEN

FLAGGED SEATING AREA, LAWNS SPACE AND BASE FOR SHED FLAGGED WALKWAY DOWN DOWN TO DOUBLE GATES WITH EXTRA OFF ROAD PARKING SUBJECT TO PLANNING PERMISSION.

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

TENURE - FREEHOLD

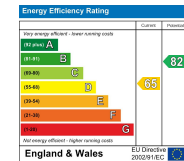
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - D



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



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - 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.

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

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency