



SPRINGWELL TERRACE WEST,  
NORTHALLERTON  
OFFERS IN THE REGION OF £215,000



Northallerton  
Estate Agency



## A BEAUTIFULLY PRESENTED 2 / 3 BEDROOM DOUBLE FRONTED FORMER FARMHOUSE

- TOWN CENTRE LOCATION
- QUALITY FITTED KITCHEN
- UTILITY AREA
- LOW MAINTANANCE GARDEN
- CHAIN FREE
- FEATURE FIREPLACES
- WALKING DISTANCE TO MAINLINE TRAIN STATION
- RANGE COOKER

11 Springwell Terrace West comprises of a brick built and rendered former farmhouse situated in the centre of Northallerton in a highly convenient and popular residential area and close walking distance to the mainline train station. The property enjoys the benefit of UPVC double glazed sash windows and gas central heating. The front of the property is given over to natural stone flagging and rose shrub boarders keeping the farmhouse cottage feel. This house retains lots of classic features such as stained glass windows and traditional flooring internally. In the property we have 2 large bedrooms and an additional smaller room that could be used as a study, dressing room or nursery. The kitchen comprises of a nice contemporary range of cream fronted base and wall cupboards, full granite worktops, belfast sink and a range master cooker. The property is fit with a worcester combi boiler. The rear garden is flagged with natural stone and is substantial size with an outside brick built shed and

### VIEWING

By appointment only through the agents  
- Northallerton Estate Agency - Tel No.  
01609 771959

### TENURE

Freehold with vacant possession on completion

### SERVICES

Mains water, Gas, Electric & Drainage

NYCC Tax Band - B

EPC - D

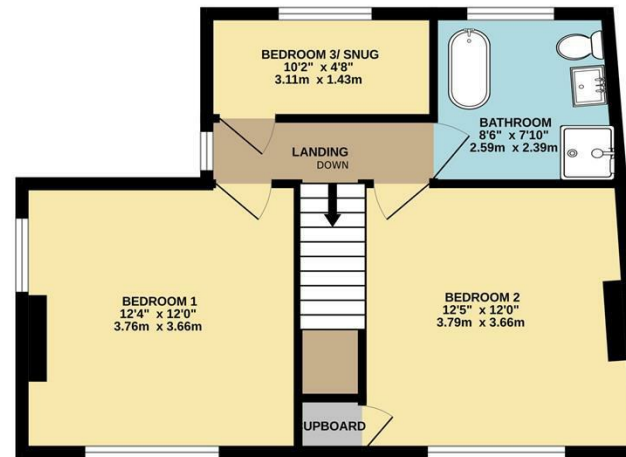


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



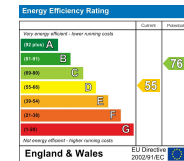
1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



11 SPRINGWELL TERRACE WEST, NORTHALLERTON, NORTH YORKSHIRE.DL7 8QL

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 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.

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