



6 NEWLANDS, NORTHALLERTON

OFFERS IN THE REGION OF £175,000



Northallerton
Estate Agency



Newlands

Northallerton, DL6 1SJ

The property comprises a brick built with clay pantile roof 2-bedroom semi-detached house situated in a highly sought after residential area of Northallerton within walking distance of the high street and train station. The property enjoys off street parking, garage, UVPC double glazing throughout and gas fired central heating.

- 2-bedroom
- Detached garage
- Nicely laid out and spacious
- Semi-detached house
- Chain free
- Highly sought after location



Entrance

Entering through a UVPC double glazed door with upper etched and coloured glass light leading into an entrance hall enjoying door to good size under stairs storage cupboard with cloaks hanging and shelf storage.

Sitting room

Coved ceiling, feature stone surround fireplace with mantle shelf and matching plinths to side, cut marble hearth and backplate with inset ornamental brass fire, double radiator, centre ceiling light point, TV and phone point, stairs to first floor, display window ledges.

Kitchen

Attractive range of light oak base and wall cupboards, wood effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit with quality mixer tap over, unit inset 4-ring gas hob with a electric oven and grill beneath, space and plumbing for washing machine, space for fridge and freezer, wall mounted Viessman condensing combi gas fired central heating boiler, tiled splashbacks, unit matched extractor over hob with inset light and fan, radiator, ceiling light point, coved ceiling, upper etched glass panelled double glazed door out to rear.

Landing

Ceiling light point, attic access with drop down ladder and the attic is boarded.

Bedroom 1

Flush mounted ceiling light point, good range of fitted light oak bedroom furniture comprising wardrobes with internal hanging, over bed cupboards, tallboy and matching chest of drawers, over bed light point and shelf, radiator, phone point.

Bedroom 2

Flush mounted ceiling light point, radiator, fitted double wardrobe with cloaks hanging rail and shelf storage above and to side, matching 3 drawer chest of drawers.

Bathroom

Fully tiled to 2 walls, white suite comprising panelled bath with Essentials electric shower over, fitted shower rail, matching pedestal washbasin and duo flush toilet, ceiling mounted spotlights, inset ceiling mounted extractor, radiator, over stairs storage cupboard.

Garden

To the front there is an extensive flagged driveway offering access to the garage and hardstanding for 3 vehicles. Well presented lawned garden to the front with shrub border. To the rear of the property the flagged driveway opens out to a patio area and lawned garden with shrub border and flagged seating area to the rear of the garage.

Garage

Brick built detached garage with a clay pantile roof, up and over door to front, pedestrian door to side, benefit of light and power.

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

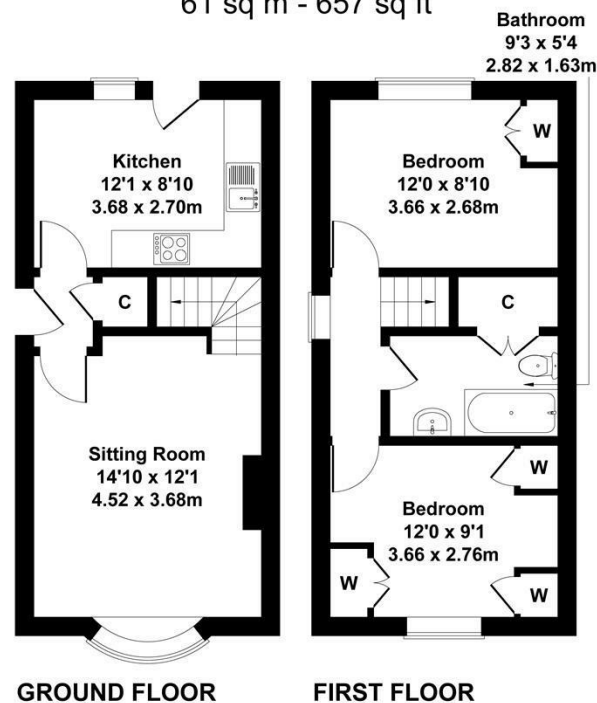
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYC TAX BAND - B
EPC - C



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

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Approximate gross internal area
61 sq m - 657 sq ft



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.

Produced By Vue3Sixty



Energy Efficiency Rating	
Current	Potential
A	A
101-120	92-100
B	B
81-100	72-91
C	C
61-80	52-71
D	D
41-60	32-51
E	E
21-40	12-31
F	F
1-20	1-11
G	G
1-10	1-10
England & Wales	

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