



35 ASHLANDS CLOSE, NORTHALLERTON
NORTH YORKSHIRE, DL6 1HJ



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Northallerton, North Yorkshire, DL6 1HJ

A three-bedroom semi-detached home offering spacious and versatile accommodation, conveniently located within walking distance of the town centre. Requiring some updating, the property includes a well-proportioned lounge/dining room, conservatory, ground floor wet room and an additional reception room which has been used as a third bedroom in recent years. Externally, there is a garage and gardens.

- Extended Semi Detached House
- Three Bedrooms
- Ground Floor Bedroom and Wet Room
- Requiring Some General Updating
- Garage and Off Street Parking
- EPC Rating E

GUIDE PRICE £170,000

GET IN TOUCH

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DESCRIPTION

A double glazed entrance porch opens into a well-proportioned living room featuring a fireplace with wooden surround and marble hearth, together with a return staircase leading to the first floor. The snug provides a versatile additional reception room with a door to the rear garden and has been utilised as a ground floor bedroom in recent years, making it ideal for anyone seeking flexible living accommodation. Also to the ground floor is a fully tiled wet room fitted with an electric shower, WC and pedestal wash hand basin.

The kitchen is fitted with a range of maple wall and base units with an inset composite sink and space for a washing machine, dishwasher, oven and fridge freezer. A door leads through to the UPVC conservatory overlooking and providing access to the rear garden.

To the first floor, the landing gives access to two double bedrooms and a shower room fitted with a large shower enclosure with electric shower, WC, vanity wash hand basin with cupboard below, towel radiator and airing cupboard housing the hot water cylinder.

Externally, the front garden has been designed for ease of maintenance and is laid to gravel with a mature conifer hedge to the front boundary. To the rear, the garden is laid mainly to lawn. A concrete driveway provides off-street parking and leads to a detached single garage with up and over door and side access door.

LOCATION

Situated within the popular market town of Northallerton, within a short walk to the mainline railway station and all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make







use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

Tenure

The property is Freehold.

Charges

North Yorkshire Council Tax Band B.

Services

Mains electricity, water, gas and drainage are connected.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

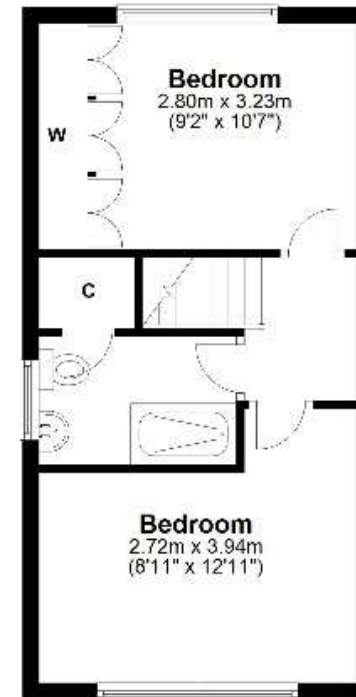




Ground Floor

Ashlands Close Northallerton

Total area: approx. 92.5 sq. metres (995.4 sq. feet)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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