



**** IMPRESSIVE VICTORIAN END TERRACE ** ** REAR GARDEN and DETACHED GARAGE **
**** REFURBISHED KITCHEN and SHOWER ROOM ** ** BEAUTIFULLY PRESENTED ** ** PRICED TO SELL ******

Located in one of the most sought after areas of Northallerton, we anticipate demand to be high with early viewings highly recommended to avoid disappointment but, also to appreciate the quality of this home.

The home has been extended and extremely well cared for and improved by the present owner which has been achieved with complete sympathy combining the original character of the property including sash windows, high ceilings with the benefits of an exacting standard of modern fittings. A fabulous feature to the property is a well tended lawned rear garden, perfect for relaxing during those warmer months accessible over a rear lane and there is also a detached garage with solar panels.

This property really is a joy with well proportioned, flexible rooms perfect for the coming and goings of an active family. Enjoying sumptuous interior design, many period features and quality fixtures and fittings throughout. There is a multi fuel stove to the lounge, perfect for those cosy nights in. It benefits from gas central heating via a combi boiler (installed 2018) and full electric re-wire (carried out 2015).

South Parade, Northallerton, DL7 8SL
3 Bed - House - End Terrace
Offers Over £290,000

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GROUND FLOOR

A light and airy hallway giving a fabulous first impression with stairs to the first floor. Two excellent sized reception rooms, the lounge situated to the front with multi fuel stove, large bay window with additional secondary glazing flooding the room with natural light. A separate dining room, ideal for entertaining family and friends with windows to both the side and rear elevations along with a useful under stairs storage cupboard. There is a beautifully appointed kitchen providing an excellent range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, split level cooking facilities comprising gas hob and electric oven. The kitchen leads through to a useful utility area with matching units, stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and housing the combi boiler. A ground floor cloaks/w.c. with white suite comprising of wash hand basin and w.c.

FIRST FLOOR

A generous landing opens to all first floor accommodation with a hatch allowing access to a loft, three well dressed bedrooms, two doubles and a spacious single. The master with impressive sash style window with secondary glazing. Completing the first floor accommodation is a luxurious shower room which has been refurbished in recent years with a double walk-in shower, wash hand basin and w.c.

EXTERNALLY

A pleasant forecourt garden can be found to the front with a shared driveway to the left hand side of the property leading to off street parking and a detached garage with up and over door, lighting and power. There are also solar panels to the garage roof and electric car charging point. The rear garden is perfect for those warmer months and is predominantly laid to lawn with a hard surface patio area, perfect for al-fresco dining.

ENTRANCE HALL

LOUNGE

14'9x11'3 plus bay (4.50mx3.43m plus bay)

DINING ROOM

14'9x12' (4.50mx3.66m)

KITCHEN

14'10x8'9 (4.52mx2.67m)

UTILITY AREA

GROUND FLOOR CLOAKS/W.C.

FIRST FLOOR LANDING

BEDROOM

15'x10'9 (4.57mx3.28m)

BEDROOM

11'9x10'10 (3.58mx3.30m)

BEDROOM

10'x6'9 (3.05mx2.06m)

SHOWER ROOM/W.C.

6'1x6'6 (1.85mx1.98m)

FRONT EXTERNAL

REAR GARDEN

DETACHED GARAGE

11'9x23'6 (3.58mx7.16m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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South Parade
Approximate Gross Internal Area
1148 sq ft - 107 sq m



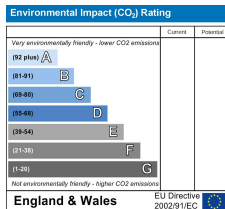
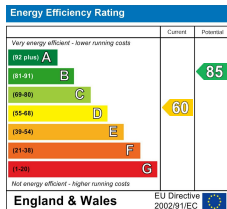
GROUND FLOOR

FIRST FLOOR

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 Potterplans Ltd. 2021



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