



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

FOR SALE **35 South Parade,** **Northallerton**



**Character Three Bedroom Town House,
Modernised Throughout, Gas Ch, Parking to Rear
OIR £300,000**

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35 South Parade, Northallerton

This is a spacious Victorian town house which offers quality accommodation within walking distance of the town centre and facilities, modernised internally, with quality fitted carpets throughout, but retaining original features, pine panelled doors,, gas fired central heating. The property has a small garden area to the front, gated rear garden with brick paved parking area, lawn and brick built Store. The property should be viewed internally to be fully appreciated
The accommodation comprises:

Entrance Hall **8.7x 2.1m (28'6" x 6'9" max)**, with return staircase, understairs, cupboard, radiator and coat hooks to wall.



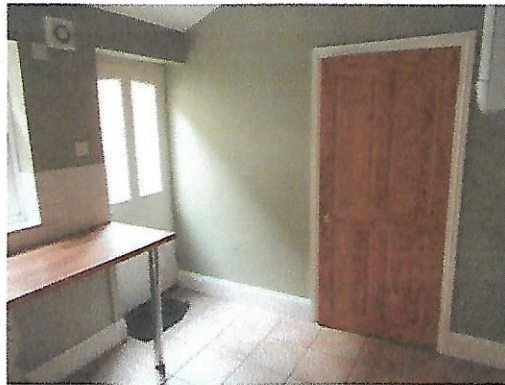
Lounge **5.1 x 4.2m (16'8" x 13'9") plus Bay Window** to front, tiled fireplace, with fitted coal effect gas stove, coved ceiling, picture rail, two radiators.



Dining Room **4.4 x 4.25m (14'4" x 13'11")** stripped timber boarded floor, tiled open fireplace, picture rail, window to rear.



Kitchen **3.7 x 2.5m (12'2" x 8'2")** fitted modern cupboard units. stainless steel sink

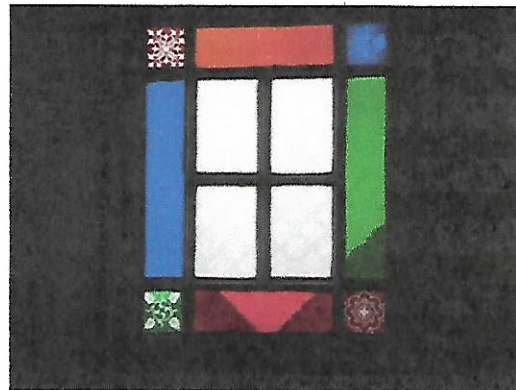


Utility Room 2.5 x 2.4m (8'2" x 7'10"), fitted shelf, tiled floor, plumbing for Washing machine, radiator, wall mounted Baxi central heating Boiler, half glazed door to rear garden.

Cloakroom With W.C, hand basin and radiator

First Floor

Landing



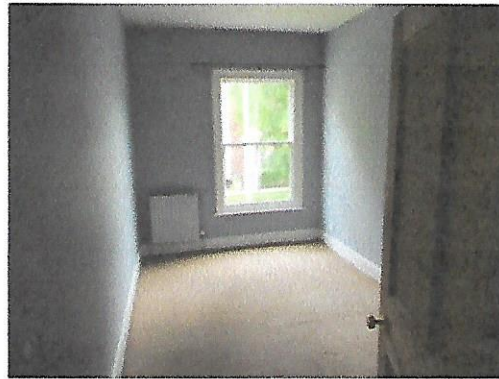
Bedroom 1 4.25 x 4m (13'11" x 13'2") with window overlooking the front
Original blocked fireplace, radiator.



Bedroom 2 4.35 x 4.25m (14'4" x 13'11") window overlooking the rear, original

Bedroom 3

4.3 x 2.4 (13'9" x 7'10") with window overlooking the front, radiator.



Bathroom

2.55 x 1.55m (8'4" x 5'0") panelled bath, pedestal wash basin, Walk in tiled shower cubicle, radiator and extractor fan.



Airing Cupboard Shelved with insulated cylinder

Separate W.C

External



To the rear there is a private paved courtyard area, brick paved driveway, lawn Store and gated access for motor vehicles

<u>Tenure</u>	Freehold
<u>Services</u>	Mains water, electric, drainage, gas and telephone
<u>EPC Rating</u>	D
<u>Viewing</u>	Strictly by prior appointment with the Agents.

Please Note:all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



RICS

Contact us for a free no obligation market valuation of your property.

RICS homebuyers surveys available contact ourselves for further details