

# **FOR SALE**

**OIR £205,000**

**42 Quaker Lane,  
Northallerton**



**SPACIOUS THREE BEDROOM  
SEMI DETACHED PROPERTY WITH GARDENS**

**To arrange a viewing contact:**



## **M W Darwin & Sons**



**Chartered Surveyors, Auctioneers, Valuers & Estate Agents**

**01609- 773567    email: [enquiries @darwin-homes.co.uk](mailto:enquiries@darwin-homes.co.uk)**



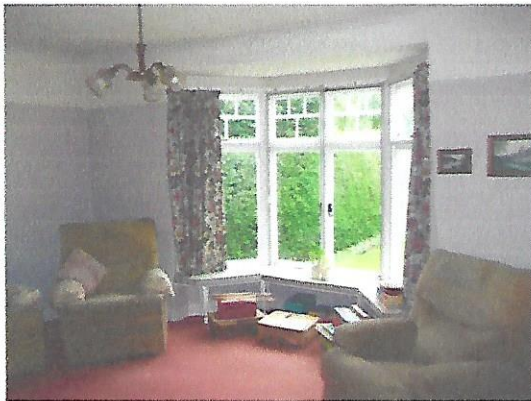
## **42 Quaker Lane, Northallerton**

This is a spacious semi detached property situated in a relatively quiet location yet within approximately 800 yards of the town centre. It is accessed from a private lane off Brompton Road, which also leads to a communal Green area for the residents. The property has gas fired central heating, with garden and parking space to the front, private lawned gardens to the rear with timber garden sheds and pedestrian gated access to Quaker Lane. The accommodation comprises:

**Entrance Hall** with timber framed front door with leaded glass coloured upper panel, return staircase to the first floor with understairs storage cupboard, radiator.

**Cloakroom** modern white W.C and hand wash basin.

**Living Room** 4.75 x 3.96m (15'7" x 13'0") plus bay window to front, Baxi Bermuda gas fire with combination back boiler, cupboard to side, picture rail, corniced ceiling and power points.



**Dining Room** 4.42 x 3.66m (14'6" x 12'0") including bay, fitted shelving to alcoves. Corniced ceiling, and radiator.

**Kitchen** 2.54 x 2.44m (8'4" x 8'0") with fitted ground and eye level kitchen cupboards, stainless steel double sink unit, plumbing for washing machine. Sliding door to

**Rear Entrance/Utility** with fitted shelves, window to side, wash basin and door to garden

### **First Floor**

**Landing** with window to front, picture rail.

**Bedroom 1** 3.96 x 3.71m (13'0" x 12'2") with window overlooking the rear, corniced ceiling, fitted wardrobes, radiator and power points



**Bedroom 2**      3.66 x 3.28m (12'0" x 10'9") with window overlooking the front garden, radiator and power points

**Bedroom 3/ Study**      3.53 x 2.9m (11'7" x 9'6") with window overlooking the rear garden, radiator, cornice ceiling and power points.

**Bathroom**      Suite comprising panelled bath with shower attachment, pedestal wash Basin, radiator

**Separate W.C**      part tiled with W.C, and pedestal wash basin.

**External**



To the front there is a mature garden with parking space, to the rear there is an enclosed lawn garden with mature shrubs and timber garden sheds.

The property is conveniently situated and provides good sized accommodation which has potential for internal alteration.

**Tenure**      Freehold

**Services**      Mains water, electric, drainage , gas and telephone

**EPC Rating**      E

**Viewing**      Strictly by prior appointment with the Agents.





**Rear Elevation**

**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.



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

**RICS homebuyers surveys available contact ourselves for further details**