FOR SALE

OIR £290,000

41 South Parade, Northallerton

Spacious Character Three Bedroom House

To arrange a viewing contact:

M W Darwin & Sons

RICS

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567   **email: enquiries @darwin-homes.co.uk**

41 South Parade, Northallerton

This is an attractive character property which has been tastefully modernised while retaining many original features, with private garden and Garage to the rear. The property has double glazed windows and gas fired central heating from a wall mounted combination boiler.

The property is in a popular residential area within walking distance of the town centre, railway station and local primary and secondary schools. It should be internally inspected to be fully appreciated, the accommodation comprising:

Entrance Porch   With a panelled door to front and a stripped pine half opaque glass door to

Entrance Hall   With a radiator with cover, dado rail and ceiling coving.

Lounge   4.83m x 4.24m (15'10" x 13'11") With a double glazed bay window to the front, ceiling coving and rose, picture rail, radiator and a modern cast Multi fuel stove to original fireplace

Dining Room   4.24m x 3.94m (13'11" x 12'11") With double glazed French doors opening onto the rear garden, wall mounted gas fire, radiator with cover, delft rack and ceiling cove.

Kitchen   4.27m x 3.05m (14'0" x 10'0") With two double glazed window to side, a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, electric cooker point with extractor hood over, space and plumbing for washing machine and tumble dryer, downlighters and a radiator. Doors to Cellar Rooms

Walk In Larder   Fitted shelving and tiled floor.

Rear Hall   With tiled floor.

Shower Room/ W.C.   With double glazed window to side, pedestal wash hand basin, low flush W.C. and an electric shower.

Garden Room   **4.45m x 2.54m (14'7" x 8'4")** With double glazed windows to side and rear, double glazed door leadfing onto the rear garden and a wall mounted heater.

Cellar Room 1   **4.22m x 3.05m (13'10" x 10'0")** Accessed from the kitchen with electric and lighting.

Cellar Room 2   **2.64m x 1.07m (8'8" x 3'6")** With electricity and lighting.

First Floor Landing   With a window to rear, radiator and access to the boarded roof space.

House Bathroom/ W.C.   With double glazed window to side, modern fitted suite with part tiled walls, laminate flooring, panelled bath, pedestal wash basin, W.C, walk in shower cubicle, radiator.

Airing Cupboard   Fitted shelves, wall mounted gas fired combi boiler, radiator and window
to side

Bedroom 1   4.24m x 3.89m (13'11" x 12'9") With a double glazed window to front,
picture rail, radiator and fitted wardrobes with cupoboards over.

Bedroom 2   4.24m x 3.56m (13'11" x 11'8") With a double glazed window to rear,
picture rail, radiator and fitted wardrobes with cupboards over.

Bedroom 3   4.22m x 2.26m (13'10" x 7'5") With a double glazed window to front,
picture rail and a radiator.

Front Garden   A forecourt with well stocked shrub borders.

Rear Garden   An enclosed rear garden mostly laid to lawn with planted flower and shrub
borders, paved patio area and an access gate to the rear.

Detached Garage   With an up and over door to front, electric roller door,light and power and a
window and pedestrain door to the rear.

Parking   A tarmac driveway to the front of the garage provides off street parking.

Tenure   Freehold

Services   Mains water, electric, drainage , gas and telephone

EPC Rating   D

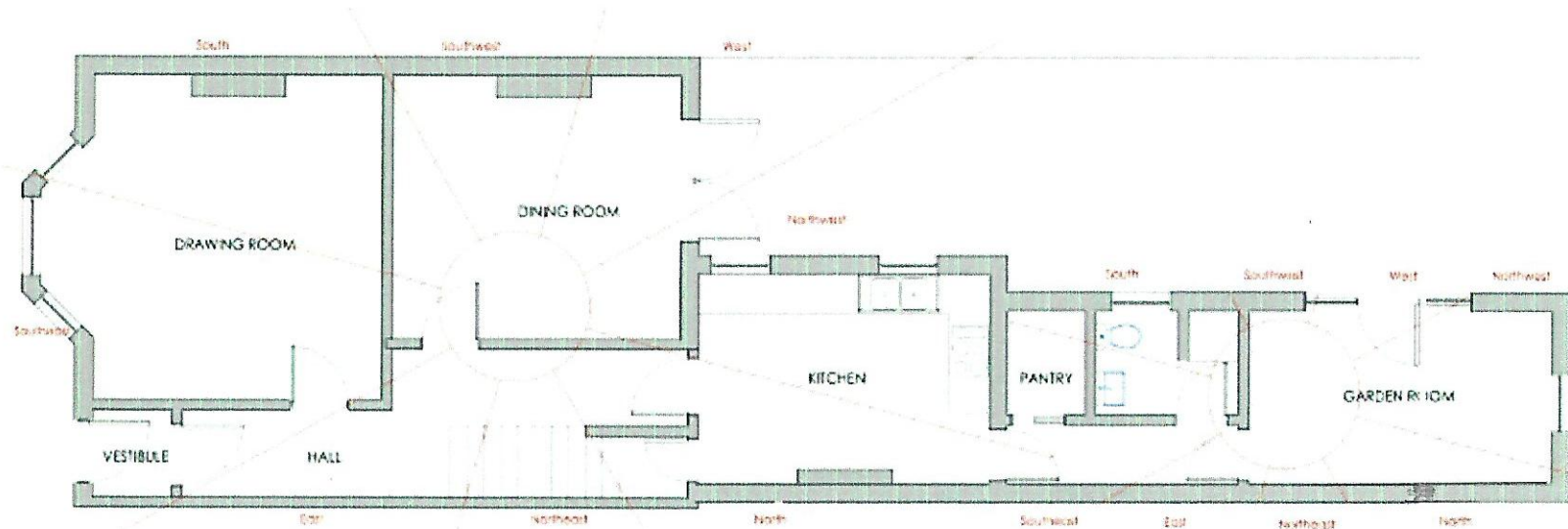**Council Tax Band**   Band D as verbally informed by Hambleton District Council.

Viewing   Strictly by prior appointment with the Agents.

RICS

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

Ground Floor

South Southwest West

DRAWING ROOM

DINING ROOM

Northwest

South Southwest West Northwest

KITCHEN PANTRY

GARDEN ROOM

Southwest

VESTIBULE HALL

East Northeast North Southeast East Southeast North

First Floor

South Southwest West

BEDROOM 2 BEDROOM 1

Northwest

Northwest

West

BATHROOM

BEDROOM 3 UPPER HALL

East Northeast North