



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 235 High Street, Northallerton.



**Grade 2 Listed Commercial Property, Previously a  
Private Residence, Potential for Extensions,  
Large Gardens to the Rear.**

**Offers over £250,000**

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## **235 HIGH STREET, NORTHALLERTON**

This property has operated as Yorkshire Fireplaces for many years, occupying a retail position, but as the business has now closed it offers upgraded and spacious accommodation for commercial or residential uses subject to planning permission. It should be noted that the property is a Grade 2 listed building but offers the possibility of extensions to the rear.

In addition there is a private garden to the rear which has been made into a beautiful private area by the current owners and should be viewed to be fully appreciated.



**Rear View**

The accommodation comprises:

**Entrance Lobby** 1.22 x 0.9m (4'0" x 3'0") with door to the front steps

**Hall** 8.0 x 0.9m (26'6" x 3'0") with access to **Cellar**

**Front Room** 4.8 x 3.9m (16'0" x 12'0") with bow window looking onto the High Street fireplace with built in cast log burner, timber boarded flooring



**Middle Room** 4.5 x 2.8 (14'9" x 9'3") tiled floor, fireplace



**Rear rooms** 2.8 x 2.75 plus 4.25 x 1.5m (9'3" x 9'0" plus 14'0" x 5'0")  
timber boarded flooring



**Sun Room/Store** 3.35 x 3.2m (11'6" x 10'6") doors to the garden area



## First Floor

### Landing

with feature arched window over the return staircase to the rear garden.

### Front Room

**4.9 x 4.25m (16'0" x 15'0")**, window to front, timber boarded flooring, fireplace.



### Rear Room

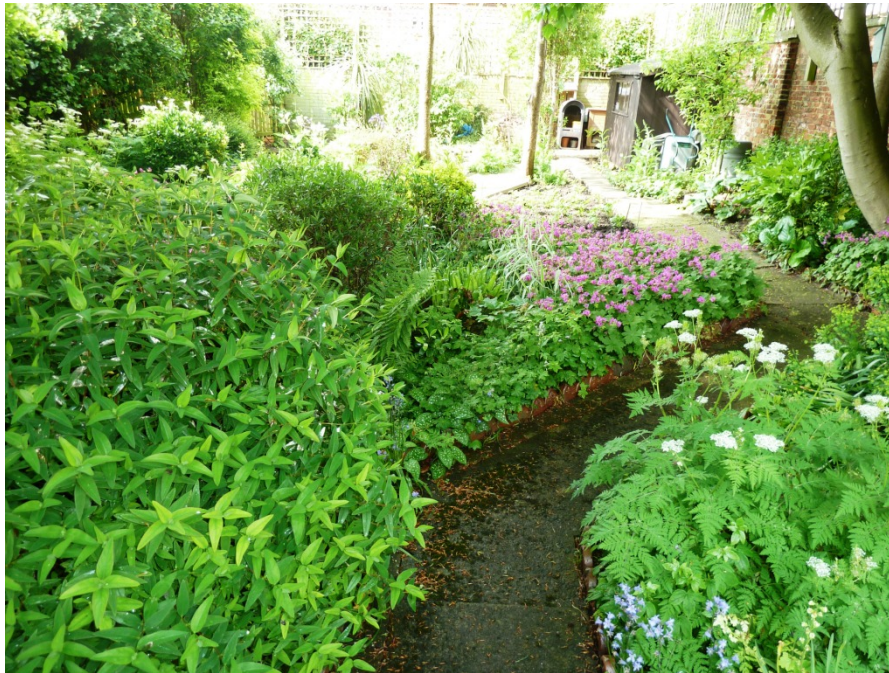
**4.25 x 3.85m (14'0" x 12'9")** window to rear, door to **Kitchen Area** with sink and cupboards, **Separate W.C**

### Office

**4.7 x 4.00 (15'6" x 13'0")** window to side, access to eaves for additional storage.



## Rear Garden Area



The gardens are a secluded feature extending to approximately 50 metres, having been completely redesigned by the current owners with pond area, mature trees, bushes and shed, having been used for both personal and business purposes.

<b><u>Services</u></b>	Mains water and electric, and drainage.
<b><u>EPC Rating</u></b>	Awaiting EPC
<b><u>Viewing</u></b>	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