



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## 10 Upwell Road, Northallerton



**A Three Bedroom House, Situated Close to the  
Town Centre, Gas C H, Part Dble Glazed,  
Garage & Parking**

**OIR £130,000**

## **10 Upwell Road, Northallerton**

This is a spacious mid terrace property, convenient for the town centre, schools, railway station and other facilities, parking space to the rear, gas fired central heating but requiring complete refurbishment throughout. The accommodation comprises:

**Entrance Porch** timber part glazed front door to

**Entrance Hall** 3.25 x 0.95m (10'8" x 3'2"), radiator, stairs to first floor.

**Living Room** 3.55 x 3.35m (11'8" x 11'0") plus bay window, radiator and power points



**Dining Room** 4.6 x 3.5 (15'0" x 11'6") with Baxi wall mounted combination boiler, radiator and power points, Understairs Cupboard.



**Kitchen Area** 3.6 x 2.2m (11'9" x 7'2") with fitted sink unit, radiator, door to yard



**Bathroom Area** 2.0 x 1.6m (6'7" x 5'3"), with W.C.

**First Floor**

**Bedroom 1** 4.4 x 2.9m (14'4" x 2'9") radiator and window to rear



**Bedroom 2** 3.3 x 2.4m (10'9" x 7'9") window to front.

**Bedroom 3** 3.3 x 1.9m (10'9" x 6'3") window to front, radiator



The property has a small garden area to the front, a paved rear yard with parking space and Garage to the rear accessed from shared track.

The property was in the process of being upgraded by the current owners but due to unforeseen circumstances they were unable to finish the project.

<b><u>Services</u></b>	Mains water, electric, drainage, and gas.
<b><u>EPC Rating</u></b>	Awaiting EPC
<b><u>Council Band</u></b>	C
<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.



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

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