

Ashlands Road, Northallerton, DL6 1HB
2 Bed - House - Mid Terrace
£114,995

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A fabulous opportunity to acquire this competitively priced, significantly improved and beautifully presented two bedroom mid link property pleasantly positioned in the popular Ashlands residential area ideally placed for access to local shops, amenities and schooling. We anticipate demand to be high with an early viewing highly recommended to avoid disappointment. It benefits from uPVC double glazing, gas central heating via a combi boiler and has a luxurious refurbished kitchen/diner ideal for entertaining family and friends. The home is in excellent decorative order throughout and, in our opinion, would appeal to a variety of buyers including first time buyers, family or as an investment opportunity.

In brief the accommodation comprises of a light and airy entrance hallway with stairs leading to the first floor, principal reception room running from front to rear with French doors leading to the rear garden. The kitchen/diner has recently been refurbished to a high standard with solid wood work surfaces, Belfast sink unit, gas range cooker and an integrated dishwasher. There is a useful rear lobby off the kitchen leading to a utility area with plumbing for an automatic washing machine. The quality continues as you ascend to the first floor with a refurbished shower room with double shower cubicle and inset lighting, two double bedrooms both having built in wardrobes. Externally there are gardens to both the front and rear, the front is laid to lawn whilst the rear garden has been paved for low maintenance providing a place to relax during those warmer months.

ENTRANCE HALL**LOUNGE**

16'4x10' (4.98mx3.05m)

KITCHEN/DINER

13'4x16'1 (4.06mx4.90m)

Narrowing to 10'3

REAR LOBBY

4'9x5' (1.45mx1.52m)

UTILITY

7'1x5' (2.16mx1.52m)

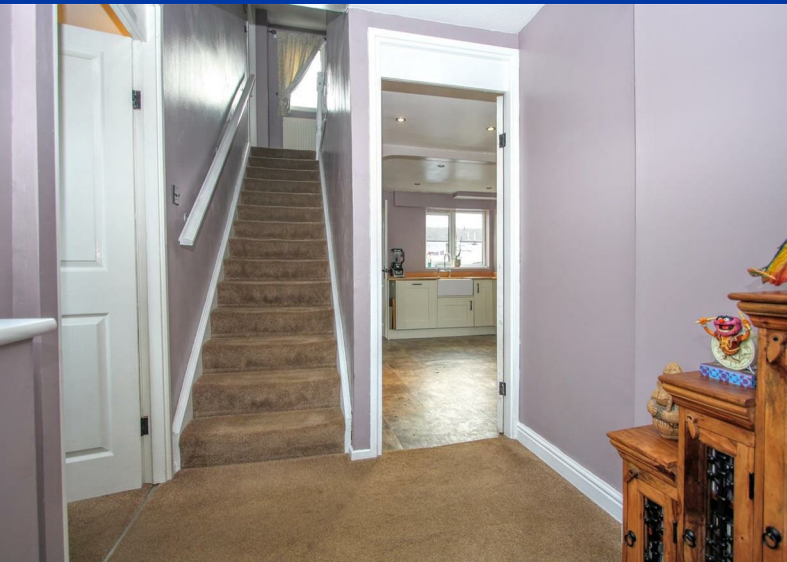
MASTER BEDROOM

17'1x10'3 (5.21mx3.12m)

BEDROOM TWO

9'9x8'8 (2.97mx2.64m)

SHOWER ROOM/W.C.**FRONT AND REAR GARDENS**

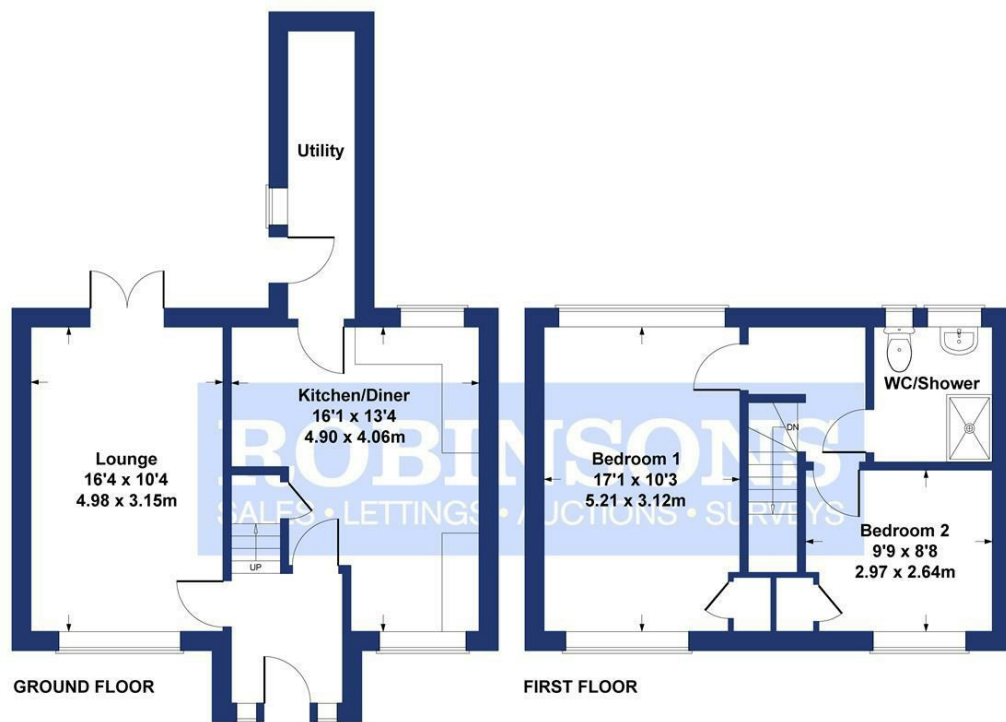


OUR SERVICES

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- Strategic Marketing Plan
- Dedicated Property Manager

Ashlands Road, Northallerton

Approximate Gross Internal Area
867 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(93-100) A		
	(85-92) B		
	(69-84) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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