

For Sale

O.I.R £320,000

17 South Parade

NORTHALLERTON

A spacious character residence with many original features, located close to the town centre, offering huge potential. Consisting of: 2 Receptions, 4 Bedrooms, Kitchen, Utility, Attic & Cellar Rooms, Gardens & Parking to the rear.



To arrange a viewing contact:

Darwin's Estate Agents

3 South Parade
Northallerton
DL7 8SE

Phone: 01609 773567

E-mail: enquiries@darwin-homes.co.uk

For similar properties visit: www.darwin-homes.co.uk



The property offers a rare opportunity to purchase substantial accommodation, close to the High Street, in a much sought after area. Although requiring updating throughout, the property has a wealth of original features and offers huge potential as a family home, guest house, etc, and should be viewed to be fully appreciated.

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GROUND FLOOR

ENTRANCE HALL

8.83m x 1.79m (29'0" x 5'9") with dado rail, access to Cellar Rooms, night store heater, and return staircase to the first floor.

SITTING ROOM

5.05m x 4.87m (16'6" x 16'0") with Bay window to front, tiled fireplace with arched alcoves to sides, ceiling rose, picture rail, power points, and Creda night store heaters.

DINING ROOM

4.75m x 4.26m (15'6" x 14'0") with tiled fireplace with shelved cupboard to side, picture rail, power points, and window overlooking the rear.

REAR ENTRANCE LOBBY

Door to rear garden.

SHELVED PANTRY

2.10m x 1.49m (6'9" x 4'9") .

KITCHEN

4.14m x 3.23m (13'6" x 10'6") fitted cupboards and stainless steel sink unit, windows overlooking the rear garden.

UTILITY ROOM

3.32m x 3.13m (10'9" x 10'3") with fitted ground and eye level cupboard units, fitted sink, power points, and door to rear garden.

The cellar rooms are accessed from the Hall and comprise:

FRONT CELLAR

4.88m x 4.84m (16'0" x 15'9") into Bay window, and door to front, with steps to ground floor level, original stone table.

REAR CELLAR

4.84m x 4.26m (15'9" x 14'0") "L" shaped, window to rear.

STORAGE ROOM

FIRST FLOOR

BATHROOM

2.13m x 2.10m (7'0" x 6'9") with suite comprising panelled bath, pedestal wash basin, W.C., fitted cupboards, and electric wall heater.

BEDROOM 4

4.35m x 3.23m (14'3" x 10'6") with cupboards, power point, and shelved Airing Cupboard.

Staircase to **LANDING**.

BEDROOM 1

4.84m x 4.26m (15'9" x 14'0") fireplace with alcoves to side, fitted wardrobe, night store heater, power points, and window overlooking the rear garden.

BEDROOM 2

4.84m x 4.14m (15'9" x 13'6") fireplace with alcove, shelved cupboards to side, power points, and window overlooking South Parade.

BEDROOM 3

2.92m x 2.10m (9'6" x 6'9") fitted shelved double doored cupboard, alcove to side, power points, and window overlooking South Parade.

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



RICS Homebuyers Surveys available – contact our Chartered Surveyor for more details

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Staircase from Landing to:

ATTIC ROOM

6.58m x 4.26m (21'6" x 14'0") with internal partition, window overlooking the rear garden, and access to the roof void for storage.

EXTERNAL

The front of the property is paved, with access via steps to the Cellars.

To the rear is a private walled garden area, with several brick built Stores, and a concrete & gravelled parking area leading to double gates onto the private road to the rear.

TENURE

Freehold.

SERVICES

Mains water, gas, electric, drainage, and telephone.

COUNCIL TAX

Band E, as informed by Hambleton District Council.

VIEWING

Strictly by prior appointment with the Agent on 01609 773567.

N.B. **All measurements are approximate. *Appliances & fittings, where stated, have not been tested by us. *We have NOT carried out a survey of the property, structural or otherwise. *Photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. *Details have been produced for guidance only, and although believed to be materially correct, do not form part of any contract.*

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