



45 ALVERTUNE ROAD NORTHALLERTON, DL6 2FQ

£270,000
FREEHOLD

An excellent contemporary styled, semi detached town house offering spacious accommodation (nearly 1200sq ft) with a great layout and an attractive outlook. The property also benefits from 3 DOUBLE BEDROOMS, a long driveway, detached garage plus an enclosed garden. Located close to Northallerton town centre, schools and amenities, aswell as having easy access to the A1(M) and A19 for commuters, viewing is highly recommended.

NORMAN F.BROWN

Est. 1967

45 ALVERTUNE ROAD

- Contemporary Semi Detached Town House • Three Double Bedrooms • Off Street Parking & Detached Garage • Great Layout Over Three Floors • Gas Fired Heating & Double Glazing • Ideal For The A19 & Junction 51 Of The A1(M) • Close To Northallerton Town Centre, Schools • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This spacious and bright home is conveniently positioned for Northallerton Town Centre, schools and transport links.

The property opens into a hallway with built in storage and a downstairs W.C. The contemporary styled kitchen comprises of a range of wall and base units with a work surface over and a one and a half bowl sink. There are integral appliances including a four ring gas hob with a stainless steel splash back, an electric and grill plus a slimline dishwasher, fridge freezer and washing machine. There is also space for a 4 person dining table and chairs. To the rear is a spacious and cosy sitting room with French doors out to the enclosed rear garden.

The first floor landing opens to two bedrooms and the house bathroom and has a useful store cupboard too. Bedroom two is an excellent double room to the rear with a built in wardrobe for storage. Bedroom three is a smaller double bedroom to the front with an attractive outlook over a lake. The house bathroom comprises of a panelled bath with fixed and handheld shower heads and a screen plus a wall mounted washbasin and a push flush W.C.

The main bedroom has a lobby on the first floor used as a study area, with stairs to the top floor. The impressive main bedroom is a large double bedroom

with a dormer window to the front and Velux to the rear and has an ensuite shower room comprising of a wall mounted washbasin, push flush W.C and large walk in shower with sliding screen door.

Outside

An attractive lawned frontage has a shrub border with a tarmac driveway to the side providing off street parking leading to a detached garage. The garage itself has an up and over door with lighting and power points. The rear garden is enclosed with fenced boundaries and mainly lawned with shrub borders and a decked entertaining area at the rear of the garage having an external power point. There is also useful gated access to the driveway.

Location

Alvertune Road is nicely positioned within walking distance of Northallerton town centre which still has its weekly market. The High Street has an excellent range of independent shops and recognisable high street names, plus Barkers department store and there are nearby Supermarkets too. Other facilities on offer include sports clubs, a leisure centre, pubs and restaurants, a theatre, bowling alley and cinema. There are also a range of schooling opportunities for both primary and secondary schools close by, as well as Doctors Surgeries and The Friarage Hospital.

The Yorkshire Dales and Moors are easily accessible and Northallerton is also conveniently located for commuters who can make use of the fantastic transport links, including mainline rail networks for London Kings Cross and the A1(M) and A19 are also close by for road users.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Community Charge: No Charge Until Development Has been Built. Will be Approx £70 per annum.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

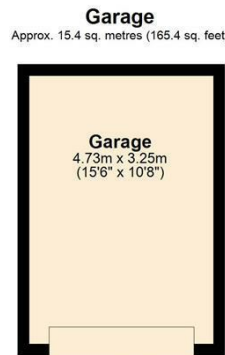
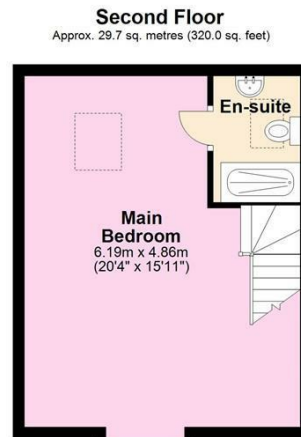
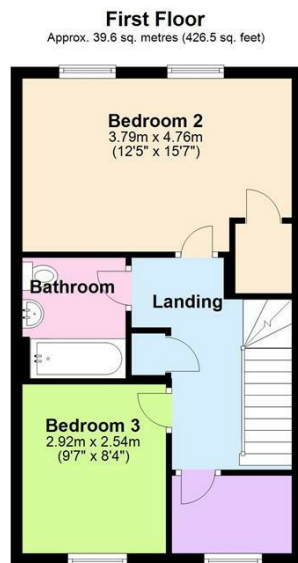
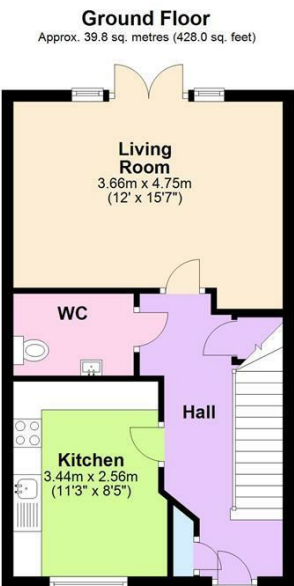
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

45 ALVERTUNE ROAD





Total area: approx. 124.5 sq. metres (1340.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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