



**115 Ainderby Road**  
Northallerton, DL7 8HJ

**youngsRPS** 



# 115 Ainderby Road Northallerton DL7 8HJ

**GUIDE PRICE: £185,000**

A Semi-detached two bedroom bungalow conveniently situated on the outskirts of Northallerton. There are sizeable gardens to the front and rear and ample off street parking. Internally there are generous room proportions throughout.

- 2 Bedroom Semi Detached bungalow
- Generous gardens
- Detached single garage
- Workshop/Shed
- Spacious interiors





## ACCOMMODATION

### ENTRANCE HALL

Accessed via a Glazed door into a hall with carpeted flooring and neutrally decorated walls. There is a useful coat/storage cupboard which houses the energy meters.

### KITCHEN

11' 7" x 9' 2" (3.53m x 2.79m) Featuring a range of wall and base units with a laminate wood effect work surface with a tiled splashback and a vinyl floor covering. There is a stainless steel sink and spaces for an oven, fridge and washing machine as well as a cupboard that houses the water cylinder. The oil fired boiler is also located in the kitchen.

### LIVING ROOM

16' 10" x 12' 7" (5.13m x 3.84m) A spacious living room with windows to the front and rear, both with views of the gardens. There is an electric fireplace, wall papered walls and carpeted floors.

### SUN ROOM

8' 7" x 5' 8" (2.62m x 1.73m) Featuring a solid flat roof and glazing to three sides as well as a pedestrian door to the rear garden.

### BEDROOM 1

11' 9" x 10' 5" (3.58m x 3.18m) A good sized double bedroom with ample space for bedroom furniture and wardrobes. There is a carpeted floor and a window to the front.

### BEDROOM 2

8' 9" x 10' 3" (2.67m x 3.12m) Another double bedroom with carpeted floors and a window looking towards the rear garden.

### BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m) A fully tiled bathroom with close coupled WC, pedestal wash hand basin and an easy plumb shower with chrome shower fittings. There is a frosted glass window and a tile effect vinyl floor covering.

### OUTSIDE

Front - A converted driveway provides parking for several vehicles and leads to the single garage. There is a large lawn area enclosed within a low fence and wall boundary. A concrete path gives access to the front door.

Rear - Enclosed within a fence boundary, the garden is laid mainly to lawn with two patio seating areas. There is a

pedestrian access gate between the house and garage leading to the front of the property. A large garden shed adjoining the back of the garage provides ample storage and houses the oil tank.

### GARAGE

A single garage with roller door and a pedestrian side door to the rear garden. There is a frosted glass window, lighting, power and water installed.

### SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

### VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

### CHARGES

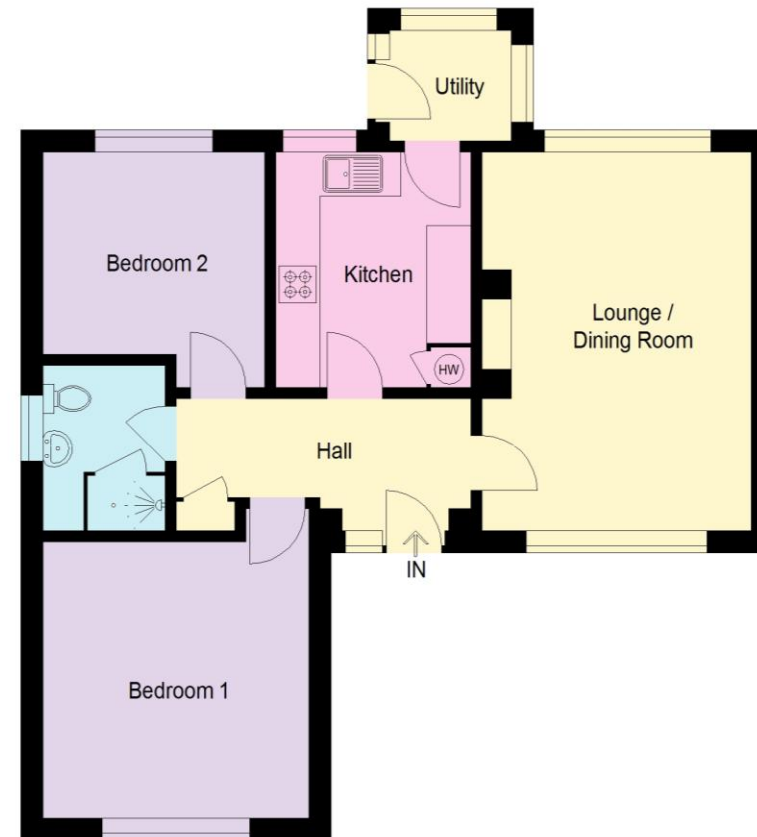
Hambleton District Council Tax Band C.

### AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Approximate Gross Internal Area  
66.5 sq m / 716 sq ft

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	39   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



Ground Floor

Illustration For Identification Purposes Only.  
Not To Scale (ID:689754 / Ref:75217)

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