



79 Valley Road
Northallerton, DL6 1SH

youngsRPS 

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Guide Price: £155,000

A well presented Semi-Detached Bungalow with Two Bedrooms, private front and rear gardens, with off street parking, located opposite the Green on Valley Road. This superb bungalow has a modern kitchen and shower room.

- Semi Detached Bungalow
- Two Bedrooms
- Modern Kitchen & Bathroom
- Off Street Parking





ACCOMMODATION

ENTRANCE

The property is accessed via a part glazed UPVC door and leads to a hall way with a wood effect vinyl flooring covering and a useful storage cupboard which houses the gas boiler.

KITCHEN

8' 10" x 7' 10" (2.69m x 2.39m) A modern kitchen featuring a range of cream shaker style wall and base units with a contrasting wood effect laminate work surface and a circular inset stainless steel sink. There is an electric oven and hob with extractor over, space for a fridge freezer and washing machine. The floor covering is a wood effect vinyl and there is a door to the side giving access to the rear garden.

LIVING ROOM

17' 2" x 9' 4" (5.23m x 2.84m) A spacious rectangular living room with a carpeted floor and window looking towards the front of the property. There is a decorative electric fireplace and two ceiling light pendants.

INNER HALL

A carpeted hall with useful storage cupboard and access to the loft.

BEDROOM 1

11' 9" x 9' 3" (3.58m x 2.82m) A well proportioned double bedroom with ample room for furniture. There is a window looking onto the rear garden and a carpeted floor covering.

BEDROOM 2

7' 9" x 8' 8" (2.36m x 2.64m) A good sized single bedroom with a window to the rear and a carpeted floor covering.

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m) A modern bathroom featuring a close coupled WC, pedestal wash basin and an easy plumb shower with glass enclosure. The walls are part tiled and the floor has a wood effect vinyl covering. There is also a radiator and a frosted glazed window to the side.

OUTSIDE

Front - A low lying Yorkshire board fence encloses the front garden which is laid mostly to lawn with flower bed borders. There is a paved driveway and gated access to the rear garden.
Rear - A good sized garden with timber fence boundary and flower bed borders. The garden is mostly laid to lawn and has a concrete path flag pathway leading to the garden shed. There is also a gravelled area.

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-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

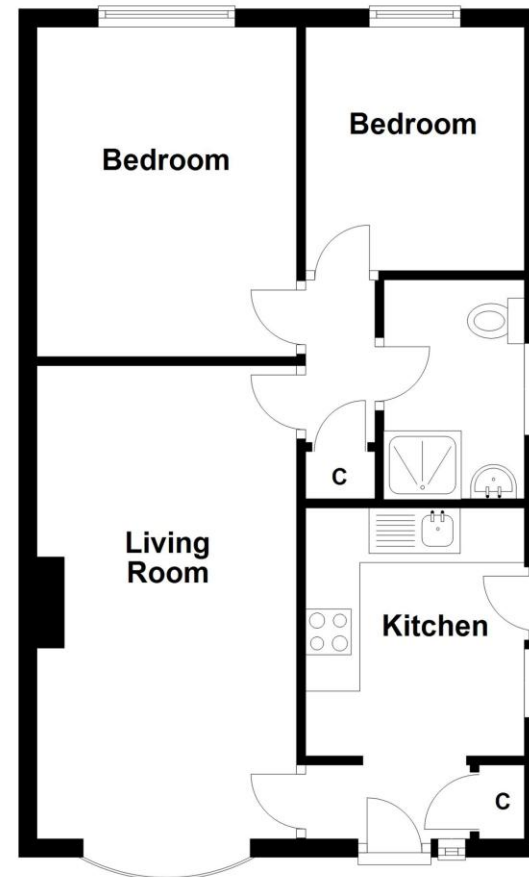
Hambleton District Council Tax Band B.

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.

Valley Road Northallerton

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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