



2 Bedrooms

James Winn Estate Agents are delighted to offer for sale this charming two-bedroom period terraced home, available with no onward chain. Situated on the highly sought-after Ivy Cottages, the property is conveniently located within walking distance of Northallerton town centre and the railway station.

Benefiting from gas central heating and UPVC double glazing throughout, the home provides an excellent opportunity for its next owner to personalise and create their ideal living space.

## Ivy Cottages

Northallerton,  
North Yorkshire,  
DL7

Asking Price:

**£135,000**

EPC Rating: D



**Location:**

Ivy Cottages is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

**DIRECTIONS:**

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along Romanby Road over the zebra crossing turning left onto Malpas Road, then take the first left on to Ivy Cottages where the property is located on the left hand side.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH:

With panelled front door.

### Living Room:

**11'10" (3.6) x 11'1" (3.38) (3.63 x 3.40 )**

With front facing UPVC double glazed window, gas fire with tiled surround and timber surround, TV point and radiator.

### Dining Room:

**12'7" (3.84) x 12' (3.66) (3.86 x 3.68)**

With rear facing UPVC double glazed window, feature fireplace, stairs to first floor with cupboard beneath and radiator.

### Kitchen:

**12' (3.66) x 5'8" (1.73) (3.68 x 1.73)**

With two side facing UPVC double glazed windows and matching door, radiator, range of matching fitted units with worktops over, tiled splashbacks, single drainer sink unit, electric cooker point, space for tumble dryer, space and plumbing for washing machine.

### UTILITY AREA:

With wall mounted gas boiler and space for fridge freezer.



## FIRST FLOOR LANDING

### BEDROOM ONE:

**12'9" (3.89) x 11'10" (3.6) (3.89 x 3.63 )**

With front facing UPVC double glazed window, feature chimney breast, radiator.

### BEDROOM TWO:

**8'9" (2.67) x 6'9" (2.06) (2.69 x 2.08 )**

With rear facing UPVC double glazed window, bulkhead storage cupboard, radiator.



### BATHROOM:

**6'5" (1.96) x 5'6" (1.68) (1.97 x 1.73)**

With rear facing UPVC double glazed window, panelled bath with shower over, pedestal wash hand basin with vanity units to either side, low level W.C. and radiator.

### REAR YARD:

An enclosed, gravelled rear yard with access gate to rear

### Garage:

**5.77 x 3.51**

With up and over door to front, covered inspection pit, electric light and power.



**VIEWING BY APPOINTMENT:**

Viewing is Strictly By Appointment Only.

**MORTGAGE & FINANCIAL ADVICE:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).  
Minimum age 18.

**CLAUSES:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error.  
3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

**MATERIAL INFORMATION:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Off street parking to the rear and garage

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

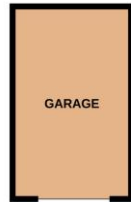
**MOBILE PHONE SIGNAL:** No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
626 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract