



2 bed terraced house to buy in

Ivy Cottages, Northallerton, North
Yorkshire, DL7 8TN

£99,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Investment Opportunity
- ✓ Two Bedroom Mid-terrace House
- ✓ Small Rear Courtyard
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An excellent opportunity for investors, landlords or owner-occupiers.

This two-bedroom mid-terrace property is conveniently situated at Ivy Cottages, within walking distance of Northallerton town centre and railway station.

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises a lounge, kitchen/diner, separate utility room and bathroom. To the first floor are two spacious bedrooms, providing comfortable and versatile living accommodation.

Externally, the property benefits from a small enclosed courtyard to the rear, with on-street parking available to the front.

Ivy Cottages is ideally positioned approximately five minutes' walk from Northallerton railway station and within easy reach of the High Street. Northallerton provides an excellent range of shops, cafés, schools, leisure facilities and public transport connections.

The property represents an appealing opportunity to acquire a conveniently located home or investment property in this popular North Yorkshire market town.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Terraced House

Parking: On Street

Year built: 1919

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Ivy Cottages, Northallerton, North Yorkshire, DL7 8TN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

