

**“ENGLYN”**  
**NORTHALLERTON ROAD, GREAT SMEATON**  
**NORTHALLERTON, DL6 2EX**



**Delightful 2-Bedroomed Semi Detached Bungalow In Sought After Village  
Location With Convenient Access To Northallerton And Darlington**

- Well Presented 2-Bed Semi Detached Bungalow
- Spacious Accommodation
- Great Views over Surrounding Countryside
- Gardens Front & Rear
- Garage/Workshop
- Convenient Access to Northallerton & Darlington

**REDUCED: Offers in the Region of £179,950**

# ENGLYN, NORTHALLERTON ROAD, GREAT SMEATON, NORTHALLERTON, DL6 2EX

## SITUATION

Yarm	8 miles	Darlington	8 miles
A19	7 miles	Hornby	1 mile
Appleton Wiske	3 miles	Stokesley	14 miles
Teesside	16 miles	Northallerton	7 miles

The property is conveniently situated in a very accessible location within the much sought after and highly desirable village of Great Smeaton. This substantial village property is ideally situated in a central location in the rural village of Great Smeaton situated midway between Northallerton and Darlington within easy reach of Teesside, Yarm and surrounding areas.

The village is well placed in relation to the thriving market towns of Darlington, Northallerton, Yarm and Stokesley where a full and comprehensive range of educational, recreational and medical facilities can be found plus weekly markets and varied shopping. The village enjoys the benefit of 1 Public Houses, Local Primary School and Church. The nearby village of Hornby also boasts a Public House.

The property is conveniently situated in relation to the market towns of Northallerton, Yarm, Darlington and Stokesley and within easy commuting distance of further market towns including Richmond, York, Middlesbrough and many satellite towns within the Teesside area.

The property is within easy reach of the A19 and A1 trunk roads which provide good access to routes north and south bringing Teesside, Tyneside, Leeds and West Yorkshire within easy travelling distance and providing excellent links into the main arterial road networks of the UK.

## AMENITIES

The area boasts a host of amenities and leisure activities to include:

**Shopping** – The market towns of Northallerton, Yarm and Darlington are all within easy reach and with the A1 and A19 trunk roads within proximity, Newcastle, Durham and Leeds are all very accessible.

**Schools** – There are good state and independent schools close by and the village boasts the locally renowned Primary School. There are comprehensive Schools at Northallerton, Darlington, Richmond and Stokesley and independent schools at Darlington, Hurworth, Teesside and Barnard Castle.

**Walking & Cycling** – The area is well served for attractive walking and cycling with some particularly attractive countryside to be found around this area of North Yorkshire and extending over towards the Hambleton Hills and beyond.

**Shooting & Fishing** - The property is attractively placed in an area renowned for its quality shooting and good fishing close to local rivers and ponds.

**Racing** – Thirsk, York, Ripon, Catterick, Darlington and Masham

**Golf** – Romanby, Thirsk, Bedale, Catterick, Darlington & Masham.

## DESCRIPTION

The property comprises a 2 bedroomed, semi detached brick built bungalow, part rendered and with clay pantile roof situated on a nice sized plot. To the front the property has flagged driveway and hard standing for vehicles leading up to and past the property. The front garden is lawned with shrubbed borders.

The flagging continues to the rear garden and there is a good sized patio to the rear. Close boarded fencing to one side, post and rail fencing to the rear and shrubbed borders. Stunning views over surrounding countryside.

In through UPVC sealed unit double glazed front door with inset etched glass panels into:

### Entrance Hall

**6' 6" x 2' 11" (1.98m x 0.89m)** with fitted picture rail, wall mounted Creda night storage heater opening out into:

### Inner Hallway

**2' 10" x 6' 10" (0.86m x 2.08m)** max. Ceiling light point.

### Living Room

**15' 3" x 10' 11" (4.65m x 3.33m)** with ceiling light point, fitted picture rail, wall mounted Creda night storage heater, telephone point, television point. Large bay window to the front. Built in airing cupboard with louvre doors to front. Lagged cylinder and immersion heater with shelved storage over.

### Bedroom 1

**14' 11" x 10' 11" (4.54m x 3.33m)** with views out to rear. Fitted picture rail. Ceiling light point. Wall mounted Creda night storage heater. Built in cupboard which is glazed at the top with wooden shelving and has cupboard storage beneath.

### Bedroom 2

**9' 10" x 9' 2" (2.99m x 2.79m)** with fitted picture rail, ceiling light point, over bed light pull, wall mounted Dimplex electric heater.

### Dining Room

**9' 3" x 8' 2" (2.82m x 2.49m)** with telephone point, picture rail, ceiling light point, wall mounted Creda night storage heater. Archway through into:

### Kitchen

**12' 10" x 7' 8" (3.91m x 2.33m)** with the benefit of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with easy turn mixer tap. Built in Belling electric double oven and grill. Four ring electric hob. Space and plumbing for auto wash. Space for fridge and freezer. Wall mounted Creda night storage heater. Within the kitchen there are tiled splashbacks, wall mounted Creda night storage heater and ceiling light point.

**Bathroom**

**5' 8" x 5' 10" (1.72m x 1.77m)** with white suite comprising panelled bath with easy turn taps, Trident mains shower over, fitted shower rail with extractor over. Matching pedestal wash basin with easy turn taps, duo flush WC, fully tiled walls around bath, WC and wash basin. Wall mounted Dimplex electric heater, panelled ceiling with ceiling light point.

**Garage/Workshop**

**19' 3" x 10' 11" (5.87m x 3.33m)** with concrete floor and has the benefit of light and power. Up and over door to front. Pedestrian door to side. Extensive eaves storage. Window to rear and side providing good degree of natural light.

**GENERAL REMARKS AND STIPULATIONS****VIEWING**

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

**TENURE**

Freehold with vacant possession upon completion.

**SERVICES**

Mains Water, Drainage and Electricity. Night Storage Heating.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1408.78** – please check this figure with Hambleton District Council.



**COMMITMENT**

Northhallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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