

S.3089

Northallerton
Estate
Agency 

33 CROSBY ROAD
NORTHALLERTON DL6 1AA



An Attractively Presented, 3-Bedroomed End Terrace Traditional Town House Residence Of Character Situated In A Convenient And Much Sought After Residential Area Of Northallerton

- Attractively Presented Throughout
- Good 3-Bed Family Accommodation
- Gardens to Front and Rear / Car Port to Rear
- UPVC Double Glazing / Gas CH
- Within Walking Distance of Town Centre
- Convenient for All Local Amenities

New Price: Offers in the Region of: £159,950

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

33 CROSBY ROAD, NORTHALLERTON DL6 1AA

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles	Richmond	14 miles
Yarm	13 miles	Bedale	7 miles
Ripon	16 miles		

(All distances are approximate)

33 Crosby Road is situated in a quiet and very conveniently situated much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied shopping and twice weekly markets. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 7 miles travelling distance of the property.

There is an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line, which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of attractive countryside and is situated within an hours' travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Schools – the area is well served by good state and independent schools with a number of renowned Schools within the area.

The local Primary Schools within the Northallerton catchment area are enjoying an enviable reputation. Local comprehensive schools are to be found at Northallerton, Thirsk, Bedale and Stokesley and Richmond whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Teesside High.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington. Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

33 Crosby Road comprises a traditional end terrace 3-bedroomed family home of character and distinction situated in an excellent residential location.

Internally the property enjoys well laid out and spacious family accommodation which is well presented throughout, extends to two distinct reception rooms with hallway and fitted kitchen on the ground floor whilst on the first floor there is two double and a single bedroom together with quality fitted bathroom.

Externally the property enjoys gardens to front and rear which are predominantly low maintenance with additionally to the rear vehicular access to a car port which offers garaging and space for work shop subject to purchasers requirements and the necessary planning permissions.

The property is chain free and available for early completion. Early inspection recommended to appreciate the property, its presentation and position.

ACCOMMODATION

In through front door with inset leaded glass panel and leaded glass lights to side.

Entrance Hall

1.80m x 4.57m (5'11" x 15')

With ceiling light point. Radiator. Stairs to First Floor. Panelling to side of stairs with cloaks hanging. Good sized under-stairs storage area.

Front Reception Room

4.11m x 3.63m (13'6" x 11'11")

With ornamental painted fire surround with a tiled hearth. Coved cornice ceiling. Two ceiling light points. Telephone points. TV point.

Rear Reception Room

3.91m x 3.48m (12'10" x 11'5")

With coved cornice ceiling. Ceiling light point. Radiator. TV socket. Window to rear.

Kitchen

1.96m x 4.27m (6'5" x 14')

Range of white base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and plumbing for auto wash. Space and plumbing for dishwasher. Built in brushed steel oven topped with four ring brushed steel hob and brushed steel extractor hood over with extractor and light. Wood effect work surfaces. Space and point for fridge freezer. Under unit lighting. Two ceiling light points. Wall mounted radiator.

Stairs to First Floor

With painted spindles and mahogany balustrade leading up to:

Landing

1.96m x 2.89m (6'5" x 9'6")

With ceiling light point and attic access.

Bedroom No. 1

3.69m x 3.48m (12'1" x 11'5")

With ceiling light point and radiator. Wood laminate floor.

Bedroom No. 2

4.52m x 3.53m (14'10" x 11'7") max into bay

Ceiling light point. Double radiator. Wood laminate floor.

Bedroom No. 3

1.93m x 2.69m (6'4" x 8'10")

With coved corniced ceiling and ceiling light point, radiator.

Bathroom

1.93m x 1.70m (6'4" x 5'7")

Newly fitted suite comprising panelled bath with mains bar mixer tap over. Matching pedestal wash basin with duo flush WC. Slate effect floor. Inset ceiling light spots. Wall mounted Expelair Premier low volt extractor fan. Wall mounted chrome heated towel rail and radiator. Shaver mirror and shelf.

Gardens

The rear gardens are given over to two attractive areas of chippings with shrub borders. Covered carport with roller shutter door to front together with a small amount of hard-standing to front of carport.

To the rear is an area of yard.

PLEASE NOTE

Space and plumbing for the washing machine is in the former coal house.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no.01609 – 771959.

COUNCIL TAX

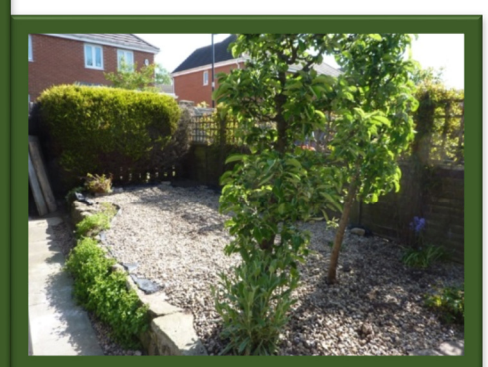
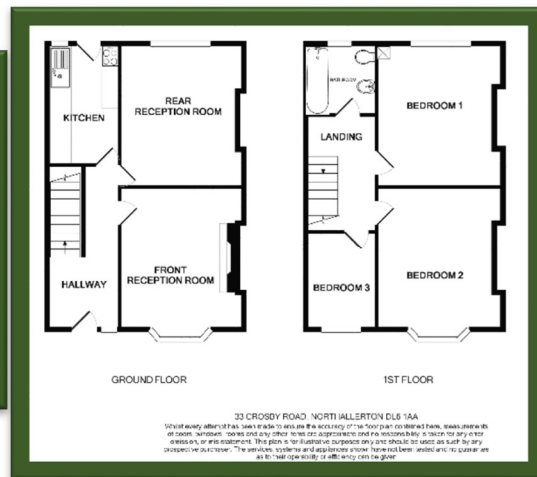
The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is C.

SERVICES

Water, Drainage, Electricity and Gas.

TENURE

Freehold with Vacant Possession upon Completion.



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.