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**Northallerton**  
**Estate**  
**Agency** 🏠

**15 GRANGE CLOSE**  
**NORTHALLERTON DL7 8XD**



**AN END OF TERRACE 3 BEDROOMED HOUSE**  
**NICELY SITUATED JUST OFF BOROUGHBRIDGE ROAD**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Lawned Gardens to Rear and Flagged Patio
- Walking Distance of the Town
- Close Proximity to County Hall, Train Station

**New Price: Offers in the Region of £170,000**

# 15 GRANGE CLOSE, NORTHALLERTON

## SITUATION

|            |          |          |          |
|------------|----------|----------|----------|
| A.1        | 7 miles  | York     | 30 miles |
| Darlington | 15 miles | A.19     | 6 miles  |
| Thirsk     | 7 miles  | Teesside | 16 miles |

**Grange Close** is nicely situated off Boroughbridge Road. The property is in a very convenient residential location, within walking distance of the both Romanby and Northallerton centres together with the Railway Station, County Hall etc.

The property is ideally placed for a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools. Additional Market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

The property is within very convenient walking distance of County Hall and the Library as well as the local main line train station at Northallerton. The line runs 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 Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly 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 including newly constructed Catholic School adjacent to the Broomfield School site. The local Primary School, Mill Hill School and Northallerton College are both within walking distance of the property. Comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**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

The property is brick built with clay tiled roof, end of terrace three bedroomed house with the benefit of UPVC sealed unit double glazing, and gas fired central heating. The property enjoys lawned garden with shrubbery borders. Tarmac driveway to side offering ample parking for vehicles. To the rear are lawned gardens and flagged patio.

## ACCOMMODATION

In through glass panelled front door to:

**Entrance Hall:**  
**10' 7" x 3' 0" (3.23m x 0.91m)**

With ceiling light and coved corniced ceiling. Door to:

**Downstairs WC:**  
**3' 1" x 6' 6" (0.94m x 1.98m)**

Pedestal wash basin with tiled splashbacks, WC, ceiling light point.

**Sitting Room:**  
**12' 8" x 14' 11" (3.86m x 4.54m)**

With coved corniced ceiling, ceiling light point, double radiator, feature fireplace with moulded surround, marble back plate and inset electric fire.

**Kitchen/Diner:**  
**9' 3" x 16' 3" (2.82m x 4.96m).**

The kitchen area has a fitted kitchen comprising good range of base and wall cupboards, work surfaces with inset 1 ½ bowl, single drainer, stainless steel sink unit with mixer tap over. Indesit electric oven topped with 4 ring Indesit gas hob. Unit matched extractor with light. Tiled splashbacks, ceiling light point, space and plumbing for auto wash. Built in breakfast bar.

Dining area has double radiator, ceiling light point, sliding patio doors out to rear. Whole area of kitchen/diner has wood laminate floor.

Off the kitchen is an understairs store cupboard with cloaks hanging.

Stairs to First Floor have painted balustrade spindles leading to:

**First Floor Landing:****6' 0" x 6' 11" (1.83m x 2.11m)**

With ceiling light point.

**Bedroom 1****10' 1" x 14' 11" (3.08m x 4.54m)**

With ceiling light point.

**Bedroom 2****7' 2" x 10' 9" (2.18m x 3.27m)**

With ceiling light point, radiator, built in airing cupboard housing lagged cylinder and immersion heater with shelved storage around.

**Bedroom 3****10' 1" x 9' 7" (3.08m x 2.92m)**

With radiator, ceiling light point.

**Bathroom****6' 1" x 6' 6" (1.86m x 1.09m)**

With suite comprising panelled bath, part tiled surround, tiled shower area. Wall mounted Mira sport electric shower. Pedestal wash basin. WC. Wall mounted extractor fan. Ceiling light point. Radiator.

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

By appointment through Northallerton Estate Agency - Tel (01609) 771959

**SERVICES**

Mains water, electricity, gas and drainage

**TENURE**

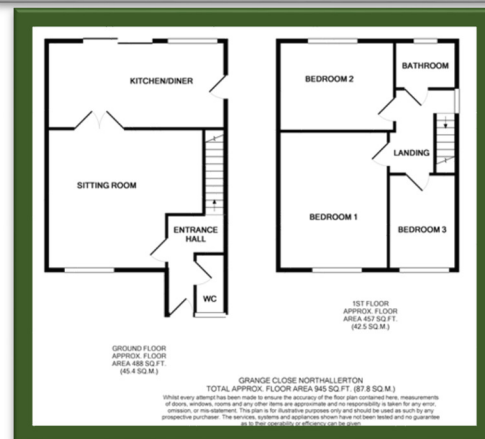
Freehold with Vacant Possession upon completion.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band C. Please check with Hambleton District Council the new annual charge.



**COMMITMENT**

Northallerton 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.