

**9 CHURCH VIEW**  
**AINDERBY STEEPLE, NORTHALLERTON, DL7 9PT**



**AN ATTRACTIVELY SITUATED AND WELL PRESENTED SPACIOUS  
2 BEDROOMED TRADITIONAL MID TERRACED  
VILLAGE PROPERTY**

- Well Laid Out and Spacious Accommodation
- Gas Fired Central Heating
- Bespoke Oak Fully Fitted Kitchen
- Quality Fitted Bathroom
- UPVC Sealed Unit Double Glazing
- Attractive Gardens to Rear With Open views
- UPVC Sealed Unit Double Glazed Conservatory

**Offers in the Region of: £160,000**

# 9 Church View, Ainderby Steeple DL7 9PT

## SITUATION

Northallerton	3 miles	Darlington	18 miles
Bedale	6 miles	Teesside	20 miles
A.1	4 miles	Catterick	8 miles
A.19	10 miles	Thirsk	9 miles
York	25 miles	Ripon	17 miles

(All distances are approximate)

The property is situated in the village of Ainderby Steeple a very popular residential village situated west of the thriving and popular market town of Northallerton and within walking distance of the adjacent village of Morton on Swale.

The property itself is within easy reach of Bedale, A1, Thirsk, Teesside and Darlington. The property is set back from the Northallerton – Bedale road and enjoys good-sized gardens to rear.

Within the Village of Morton on Swale there is a good range of amenities extending to Renowned local Primary School, Public House and family Butcher.

Ainderby Steeple itself has its own Public House and Church.

This area lies between the North Yorkshire Dales and the North York National Park where much renowned walking, riding and leisure activities can be found. In and around the village of Morton on Swale there is additionally good walking, fishing and golf is available at a number of nearby courses.

The property is situated within convenient commuting distance of Northallerton and Bedale Town Centres. Within Northallerton a main line railway station, County Hall and all local amenities are available. Northallerton is the county Town of North Yorkshire with a full and comprehensive range of educational, recreational and medical facilities.

## AMENITIES

### Commuting

The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK. Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

### Schools

The area is well served by good state and independent Schools, local Primary schools at Morton on Swale, Bedale, Kirkby Fleetham and Northallerton plus local Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent schools can be found at Yarm, Teesside High, Ripon Grammar, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby.

## Shooting and Fishing

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

## Leisure

Leisure Centres are based at 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.

Additionally the property is situated within one hour of the Coast at Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

## DESCRIPTION

The property comprises a well laid out and spacious attractively presented 2-Bedroomed brick with clay tile roof, mid- terraced village property situated at Ainderby Steeple and enjoying superb views across to the Church and over open farmland at the rear.

The property has sealed unit double glazing, combination gas fired central heating. Superb bespoke quality fitted oak kitchen. Quality fitted quality bathroom suite.

Externally to the rear the property enjoys the benefit of a conservatory which opens out onto particularly attractive gardens which enjoy superb views over surrounding countryside. The rear garden is mainly lawned with numerous fruit trees nicely arranged behind low level ornamental walls.

Early inspection is recommended to fully appreciate the property's position and presentation.

## ACCOMMODATION

In under part glazed Entrance Porch with inset ceiling light through hardwood front door with central bullseye into:

### Sitting Room

**4.67m x 3.89m (15'4" x 12'9")**

Ceiling light point 2 wall light points. New feature fireplace comprising carved oak surround and mantle shelf with an inset cast fire having tiled reliefs to side and inset open grate with cast wood. Marble hearth. TV Point. Telephone point. Stairs to first floor, ceiling light point.

## Kitchen / Diner

3.94m x 4.82m (12'11" x 15'10") max

Quality fitted solid oak kitchen topped with granite work surfaces and comprising a good range of base and wall cupboards. Work surfaces with inset Belfast sink having brass mixer tap over. Built in Fridge and Freezer. Built in dish washer with unit matched front. Built in washer with unit matched front. Attractive Spanish stone floor. Large double radiator. Ceiling light point. Rangemaster cooker enjoying the gas and electric cooker point with inset chimney breast mounted AEG Extractor fan and light. Attractive tiled splash backs right round and with matching contrasting tiled dado rails. Built in Whirlpool microwave.

Door to rear gives access to the double glazed conservatory Conservatory:

## Stairs to First Floor:

Painted balustrade and spindles with light over and carpeted steps up to the:

## Landing:

With attic access and ceiling light point. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

## Front Bedroom

3.91m x 3.50m (12'10" x 11'6")

UPVC Sealed Unit Double glazed window to front. Double Radiator. Wall and ceiling light point.

## Rear Bedroom

3.94m x 2.99m (12'11" x 9'10")

Velux Roof light and picture windows looking out to rear offering superb views out over the surrounding countryside Inset ceiling light spots and double Radiator.

## Bathroom

1.70m x 2.96m (5'7" x 9'9")

Suite comprising panelled cast bath, with easy turn mixer taps. Mains shower over. Matching duo flush WC. Unit mounted wash basin with cupboard storage beneath. Tiled to three walls. Inset ceiling light spots. Velux roof light. Picture window – great views out. Double radiator. Illuminated shaving mirror.

## OUTSIDE

Rear garden is given over to concrete and flagged pathway around the central garden area that has lawned gardens with laid flagged steps through. Deep shrub borders to all sides and to rear where there are also various fruit trees. Outside tap.

**There is a right of way over the neighbours' property to gain access to the rear and from the side.**

Store Shed

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 – 772034.

### SERVICES

Mains water, Electricity and Drainage.

### TENURE

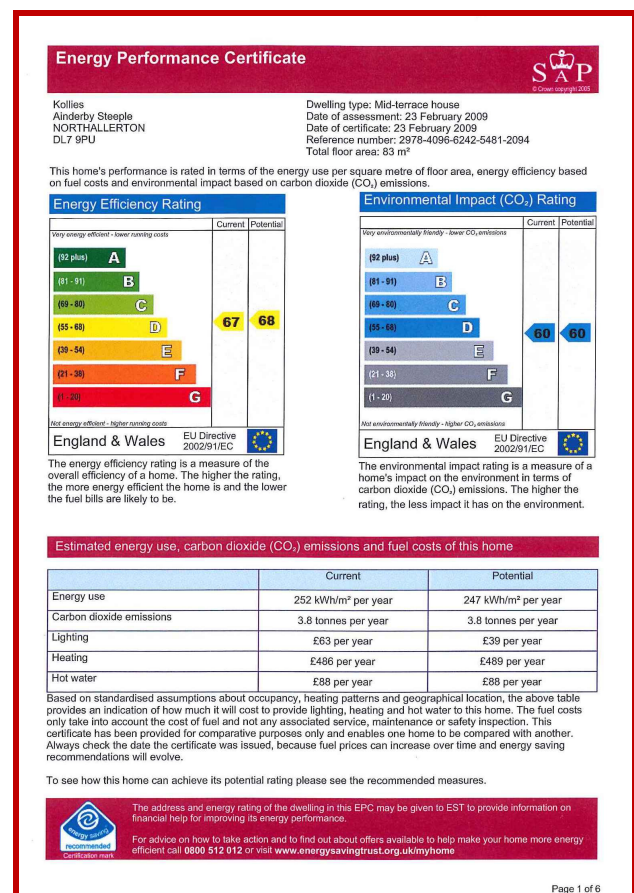
Freehold with Vacant Possession on completion.

### COUNCIL TAX BAND

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

### LOCAL AUTHORITY

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







#### COMMITMENT

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- 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.
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- 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.
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