

S.3346

Northallerton
Estate
Agency 

62 ST JOHNS CLOSE
NORTHALLERTON DL7 8XQ



**An Attractively Presented 3-Bedroomed Modern Detached Family House
Situated in Pleasant Position**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Gardens Predominantly to Rear
- Close to Town Centre & Local Amenities
- Close to Open Countryside

New Price: Offers in the Region of £205,000

62 St Johns Drive, Northallerton DL7 8XQ

SITUATION

A1	6 miles	Thirsk	9 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles

St John's Close is nicely situated off St James Drive in a good residential area just outside the centre of Northallerton within easy walking distance of good local amenities. The property occupies a nice quiet site with good sized gardens predominantly to the rear.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys 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 within the Town which boasts an enviable reputation. 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 6 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by 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 Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's 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, Sedgefield, Beverley and Doncaster.

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

Schools – the area is well served by good state and independent schools. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation and the property is within their catchment areas. Local 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. 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 comprises a well presented 3 bedroomed detached family property, which enjoys the benefit of an attached single garage. It has parking and gardens to front with lawned gardens whilst the main gardens are to the rear where there is a good sized rear garden with fencing to all sides and mature shrubberies.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has nicely laid out, attractively presented accommodation with fitted kitchen and bathroom.

Early inspection recommended

ACCOMMODATION

In over flagged walkway through hardwood front door with etched glass lights into:

Entrance Vestibule

4'10" x 2'9" (1.47m x .83m)

With coved ceiling and ceiling light point.

Downstairs cloaks

With low level WC, corner wash basin. Fully tiled, ceiling light point and radiator.

Entrance Hall

Half glazed door. Telephone point, ceiling light point, coved ceiling. Stairs to first floor.

Sitting Room

11'9" x 13'2" (3.58m x 4.01m)

With coved ceiling, ceiling light point, TV point, 2 x radiators and telephone point. Door to understairs store cupboard.

Dining Room

10'11" x 7'8" (3.33m x 2.33m)

With ceiling light point, radiator and coved ceiling. Sliding patio doors out to rear patio and garden. Archway into:

Kitchen

7'6" x 11'5" 2.28m x 3.48m)

With range of base and wall cupboards. Work surfaces with inset single drainer, single bowl coated sink unit having mixer taps over. Space and plumbing for auto wash. Built in Hygena Deluxe oven topped with Hygena 4 ring electric hob. Space for freezer, built in breakfast bar with double radiator beneath.

Stairs to first floor

With painted balustrade and spindles.

Landing

6'3" x 8'4 (1.91m x 2.54m)

Ceiling light point and attic access. Airing cupboard housing lagged cylinder and immersion heater with shelved storage to front. Wall mounted Apollo Fan Fayre gas fired central heating boiler.

Bedroom 1

8'11" x 12'7" (2.72m x 3.84m)

With ceiling light point, radiator and telephone point. Built in triple robe with cloaks hanging rail and shelved storage above. Full length sliding mirror door to front.

Bedroom 2

8'11" x 9'2" (2.72m x 2.79m) plus built in triple robes with cloaks hanging rail and shelved storage over. Full length double sliding mirror doors to front. Radiator and ceiling light point.

Bedroom 3

9'8" x 6'5" (2.94m x 1.96m)

With ceiling light point and radiator. Built in wardrobe with cloaks hanging rail and shelved storage over. Telephone point.

Bathroom

6'2" x 6'2" (1.88m, x 1.88m)

With suite comprising pine panelled bath having mixer tap with shower attachment over. Fully tiled around shower area. Half tiled walls to rear of pedestal wash basin and WC. Wall mounted shaver light and socket. Wall mounted mirror fronted bathroom cabinet, ceiling light point and radiator.

OUTSIDE

Garden

With laid stone flagged patio. Lawned with deep shrub borders.

Attached Garage

8' x 16'6" (2.44 x 5.03m)

With concrete floor. Open eaves storage. Up and over door to front. Pedestrian door to rear. Light and power. Outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING

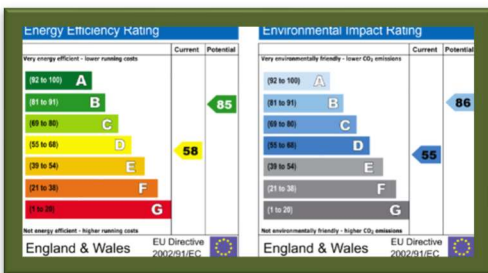
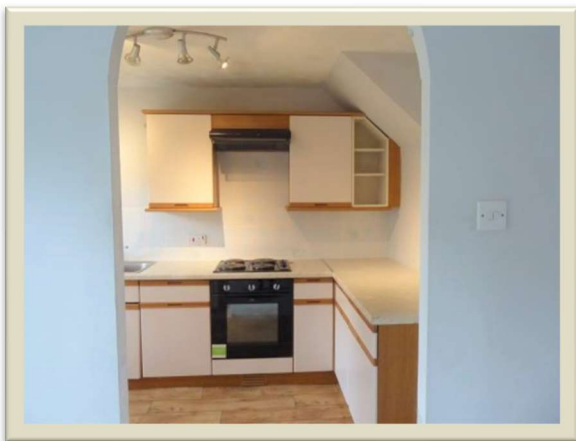
Through Northallerton Estate Agency – 01609 771959

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C.

SERVICES

Mains Water, Electricity & Drainage. Gas fired central heating.



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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- 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.

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