

**5 CARROLL CLOSE
NORTHALLERTON DL6 1SG**



**AN ATTRACTIVELY CONSTRUCTED AND PRESENTED BRICK WITH PANTILE
ROOF 4 BEDROOM DETACHED PROPERTY WHICH STANDS ON A GOOD SITE IN A
MUCH SOUGHT AFTER AND HIGHLY DESIRABLE LOCATION**

- Wooden Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Master Bedroom with Ensuite Shower Room
- Attractive Gardens to Front and Rear
- Available for Early Completion
- Integral Garage and Hard Standing

PRICE: £250,000

5 CARROLL CLOSE, NORTHALLERTON

SITUATION

A1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A19	7 miles	Teesside	16 miles
Catterick	10 miles		

(All distances are approximate)

Carroll Close is a particularly attractive and much sought after residential area situated on the southern fringe of Northallerton. This area of Northallerton is particularly sought after and the property sits on a mature residential development, which enjoys the benefit of nicely laid out grounds and gardens.

The property is nicely positioned on Carroll Close occupying a pleasant plot. The property is ideally situated within walking distance of Northallerton Town Centre, The Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire with a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets. The nearby village of Romanby enjoys the benefit of Primary Schools, local Village shops, Post Office, Public Houses and Church.

AMENITIES

Communications – 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 (the property is within walking distance of the Train station at Northallerton). 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 Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

Schools – The area is well served by good state and independent Schools, local Primary schools plus local Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent Schools are to be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ripon, Ampleforth and Cundall.

Shooting and 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, North Yorkshire Dales and close to good local rivers and ponds.

Racing – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

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

Walking & Cycling- the area is well served for attractive cycling and walking 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, Northallerton Cricket Club and a number of gyms within the town.

Hospital- the Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

The property comprises a superior substantial modern 4-bedroom detached family residence of character and distinction which is situated on a premier plot in a much sought after and highly desirable area of Northallerton. The property has wood framed Double-Glazing with secondary glazing in 3 bedrooms and enjoys well laid out and spacious accommodation, which is nicely appointed throughout.

Internally the property enjoys the benefit of Ensuite Master Bedroom separate lounge and dining room, kitchen with separate Utility Room and Downstairs WC, together with Integral Garage.

The property has potential for further extension subject to the purchasers' requirements and necessary planning permission. At present the property enjoys a good sized rear garden which is principally lawned whilst to the front there is hard standing for two vehicles together with adjacent lawned area and chippings bed adjacent to the front bay window.

The property is offered available for early completion and early inspection is particularly recommended to fully appreciate the property's presentation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central coloured and leaded glass panel with etched glass panel to side into:

Entrance
4'6" x 5'6" (1.37m x 1.67m)

With coved corniced ceiling. Ceiling light point. Radiator. Stairs to First Floor. Door through to:

Sitting Room
17'2" x 13'7" (5.23m x 4.14m) max into bay

With coved corniced ceiling. Two ceiling light points. Double radiator. Feature fireplace comprising carved and painted surround and mantle shelf. Cut marble hearth and backplate. Hearth mounted Canon Coleridge BF gas fire. TV point. Through french doors into:

Dining Room

9'7" x 9'1" (2.92m x 2.77m)

With covered corniced ceiling. Ceiling light point. Radiator. Double glazed patio doors to the rear leading out to rear garden.

Kitchen

10'3" x 9'7" (3.13m x 2.92m)

With fitted light oak kitchen comprising good range of base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer coated sink unit having mixer tap over. Built in De Dietrich oven topped with De Dietrich 4 ring electric hob with extractor and light over. Tiled splashbacks. Unit inset spots over sink. Unit matched leaded glass fronted display cabinet and open display niches.

Inner Area which gives access to understairs store cupboard / access to the garage.

Utility Room

6'8" x 5'3" (2.03m x 1.60m)

With fitted work surface with tiled splashback, space and plumbing beneath for auto wash. Space for two additional appliances. Wall mounted cupboard. Wall mounted cloaks hanging. Radiator. Ceiling light point. Tiled splashback. Door through into:

Downstairs WC

3'3" x 5'3" (0.99m x 1.60m)

With WC and wall mounted wash basin with tiled splashback. Radiator. Ceiling light point.

Stairs to First Floor with painted balustrade leading up to:

Landing

8'9" x 6'3" (2.66m x 1.88m)

With ceiling light point. Attic access.

Bedroom No. 1

12'1" x 11'7" (3.69m x 3.53m)

With double radiator. Ceiling light point. Built in mirror fronted triple robe with cloaks hanging rail, shelved storage over and sliding full-length mirrored doors to front.

En Suite Shower Room

2'11" x 7'8" (0.89m x 2.33m)

With a fully tiled shower cubicle having folding doors to front and Aqualiser mains shower. Matching pedestal wash basin and WC with half tiled walls to rear. Wall mounted shaver socket. Greenwood airvac extractor fan and ceiling light point.

Bedroom No. 2

10'8" x 8'3" (3.25m x 2.52m)

With built in double robe having cloaks hanging rail with shelved storage over and to the side is an airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Ceiling light point. Radiator. Rear views.

Bedroom No. 3

8'2" x 10'6" (2.49m x 3.20m)

With mirror fronted sliding door double wardrobe. Cloaks hanging rail with shelved storage above and shelved storage below. Ceiling light point. Radiator. Recessed area with ceiling light point.

Bedroom No. 4

8'1" x 8'6" (2.47m x 2.59m)

With radiator and ceiling light point. Rear views.

Bathroom

5'7" x 6'10" (1.70m x 2.08m)

With suite comprising panelled bath having mixer tap and shower attachment over. Fully tiled around bath. Matching pedestal wash basin and WC. Tiled floor. Ceiling light point. Greenwood airvac extractor fan. Radiator.

Garage

16'5" x 7'11" (5.01m x 2.41m)

Split into two, one part used as storage to front whilst to the rear there is general household storage / workshop. Ceiling light point. Wall mounted Myson Orion gas fired central heating boiler and space and point for appliances. Up and over door. Light and power.

OUTSIDE

The rear garden is a nice area of laid flagged patio opening out onto a rear lawn with raised shrubbery. There is hedging to two sides, wall and close-boarded fencing to the other side. Base for Garden Shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – tel. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND

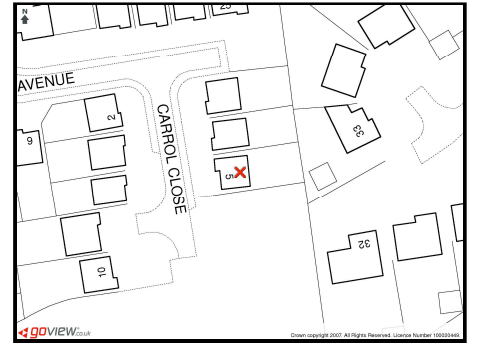
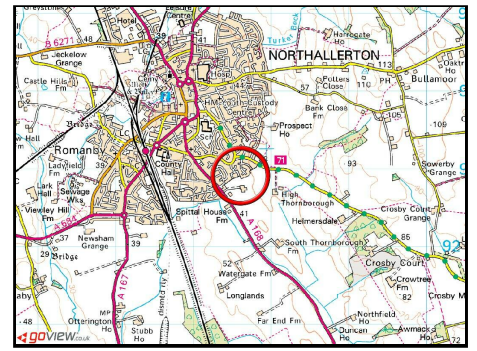
Hambleton District Council verbally informs us that the Council Tax Band is E.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire Tel. No. 01609 779977.

PLEASE NOTE:

Mr Tim Pennington BSc (Hons) MRICS is dealing with the sale of this property. If you have any queries relating to this sale please contact him on (01609) 771959.



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 important 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.