

S3553

Northallerton
Estate
Agency 

**120 VALLEY ROAD,
NORTHALLERTON DL6 1SH**



**A WELL PRESENTED, WELL POSITIONED ONE
BEDROOMED QUARTER HOUSE**

- **1-Bedroomed Quarter House**
- **UPVC Double Glazing & Gas Heating**
- **Fitted Kitchen & Bathroom**
- **Available for Early Occupation**
- **Close to Town Centre & Local Amenities**

OFFERS IN THE REGION OF £77,000

120 VALLEY ROAD, NORTHALLERTON

SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	7 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles		

(All distances are approximate)

120 Valley Road is situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire.

The property lies within convenient and easy commuting distance of Bedale, A1 and A19 trunk roads trunk roads, Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A1 and A19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the North York 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals – The nearby Friarage Hospital is a renowned hospital.

Bus Service – There is a regular bus service between Bedale and Darlington.

Schools – The area is well served by good state and independent schools. Comprehensive schools are located in Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools can be found at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting and Fishing – The property is attractively positioned 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 – Racing is at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

Golf – Golf courses are located at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

The property comprises a traditional quarter house with UPVC sealed unit double-glazing with gas fired heating. The property enjoys the benefit of designated parking, small lawned area to front and within easy walking distance of the Town Centre and local amenities. Internally the property is nicely laid out and appointed with quality fitted kitchen and bathroom, good-sized double bedroom with built in wardrobe. On the ground floor there is a nice living area with Sitting Room opening out to Galley Kitchen and useful understairs storage area / dining area.

Early inspection is recommended.

ACCOMMODATION

Enter up a step past a store cupboard with Viessmann Vitodens 100 combination gas fired central heating boiler through UPVC sealed unit double glazed front door, which leads into:

LIVING ROOM

12' 11" x 15' 6" (3.94m x 4.72m) max

Including staircase to first floor, understairs storage area. Main sitting area with ceiling light point, television point, new wall mounted electric fire with moulded surround. Cloaks hanging just inside the door, through into:

KITCHEN

5' 9" x 6' 6" (1.74m x 1.98m)

Newly fitted range of base and wall cupboards, work surfaces with inset single drainer, single bowl, stainless steel sink unit with mixer tap over. Built in oven topped with brushed steel 4-ring gas hob with brushed steel extractor and light over. Ceiling light point. Space and plumbing for auto wash. Fridge. Tiled splashbacks around work surfaces and sink.

Wrought iron balustrade with wooden treads leading up to first floor landing which gives access to the Bathroom and Double Bedroom.

BEDROOM

7' 11" x 12' 11" (2.41m x 3.94m)

Ceiling light point, double radiator, attic access, built in airing cupboard housing lagged cylinder and immersion heater with shelved storage above. Built in double wardrobe with cloaks hanging rail and shelved storage above, sliding doors to front. Windows to two sides. Good view over open countryside.

BATHROOM

7' 3" x 5' 5" (2.21m x 1.65m)

Suite comprising pine panelled bath having mains shower over. Fully tiled around. Duo flush WC. Pedestal wash basin with tiled splashback. Ceiling light point. Radiator.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Accompanied viewing by appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

COUNCIL TAX

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

SERVICES

Mains Water, Drainage. Gas central heating.


TENURE

Freehold

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

Energy Performance Certificate



120, Valley Road
NORTHALLERTON
DL6 1SH

Dwelling type: Enclosed end-terrace house
Date of assessment: 06 November 2008
Date of certificate: 08 November 2008
Reference number: 8498-6029-5929-1456-3006
Total floor area: 37 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Band	Current	Potential
A (88-92)		
B (81-87)		
C (69-80)		
D (55-68)		
E (39-54)	54	65
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs.
Not energy efficient - higher running costs.

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Band	Current	Potential
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)	54	64
F (21-35)		
G (1-20)		

Very environmentally friendly - lower CO₂ emissions.
Not environmentally friendly - higher CO₂ emissions.

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	478 kWh/m ² per year	368 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.2 tonnes per year
Lighting	£36 per year	£18 per year
Heating	£358 per year	£270 per year
Hot water	£103 per year	£103 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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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.

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