

56 CROSBY ROAD
NORTHALLERTON DL6 1AF



**A SUPERBLY SITUATED AND WELL PRESENTED 3-BEDROOMED
SEMI DETACHED FAMILY HOUSE**

- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen
- Quality Fitted Bathroom
- Gardens to Front & Rear
- Convenient Sought After Location

Offers in the Region of: £185,000

56 CROSBY ROAD, NORTHALLERTON

SITUATION

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

Crosby Road is a quiet and very conveniently situated much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside.

The property is 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 8 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 Teesside (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, 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 with a number of renowned Schools within the are

including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation. 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.

DESCRIPTION

56 Crosby Road comprises a well presented, well laid out, light, airy and spacious traditional 3-bedroomed semi-detached family house of character and distinction which whilst being well maintained by the present owners has scope for further extension subject to Purchasers requirements and the necessary Planning Permissions.

Internally and Externally the property is well presented with a good residential layout extending to three bedrooms, two reception rooms, fitted kitchen, quality bathroom together with separate Utility Room and attached workshop to rear.

The property enjoys to the front a block paved garden with shrub borders, whilst to the rear are patios and lawned gardens. To the side there is a block paved hardstanding for a number of vehicles, part of which is a covered car port.

The offering of **56 Crosby Road** presents a rare opportunity to purchase a traditionally constructed, well laid out and spacious 3-bedroomed property in an excellent residential area within walking distance of Northallerton Town Centre and convenient for all amenities.

The property is available for early completion. Early inspection particularly recommended.

ACCOMMODATION

In from the front up quarry tiled and brick edged step through covered Entrance with window light and through hardwood front door with central leaded and etched glass double glazed panel into:

Entrance Hall
4.52m x 1.80m (14'10" x 5'11")

With Coved corniced ceiling. Two Ceiling light points. Double Radiator. Telephone point. Stairs to first floor.

Understairs Cupboard

2.10m x 0.76m (6'11" x 2'6")

Good storage cupboard with cloaks hanging. Ceiling light point.

Door through to:

Through Lounge / Diner with central archway.

Lounge area – 4.27m x 4.08m (14' x 13'5")

With coved corniced ceiling. Ceiling light point. Feature fireplace comprising stone built surround with inset Canon Livefire gas fire. Tiled hearth with hardwood mantle shelf, inset display niches, stone with hardwood topped plinth. Plinth to side for TV, Video and Hi Fi which is stone built with hardwood tops. TV point. Double Radiator. Telephone point. Bay window with attractive leaded and coloured etched glass light to top.

Archway to Dining Room

3.60m x 3.62m (11'10" x 11'11")

With Coved corniced ceiling. Ceiling light point. Centre ceiling rose. Double Radiator. Telephone point. UPVC sealed unit double glazed French doors out to rear patio and gardens.

Kitchen

2.54m x 2.76m (8'4" x 9'6")

With good range of beech base and wall cupboards, work surfaces with inset 1 ½ drainer, single bowl stainless steel sink unit having mixer tap over. Built in brushed steel oven topped with 4 ring gas hob with extractor hood over and light. Tiled splashbacks. Built in fridge and built in Diplomat dishwasher, both of which have unit matched fronts. Double Radiator. Ceiling light point. Door to rear leads into:

Utility Room

2.76m x 1.80m (9'6" x 5'11")

With kitchen matched range of base and wall cupboards topped with work surfaces and with space and plumbing beneath for auto wash. Space for fridge freezer. Attic access. Inset ceiling light spots. Wall mounted cloaks hanging. Wall mounted British Gas combination gas fired central heating boiler. Tiled splashbacks and half tiled walls. Range of base and wall cupboards. Wall light points. Pedestrian double glazed UPVC door to outside with central etched glass panel.

Stairs to First Floor with stained and polished wood balustrade leading up past picture window providing high degree of natural light to the stairwell.

Landing

1.34m x 2.46m (4'5" x 8'1")

With Ceiling light point. Attic access. Window to side.

Bedroom No.1

4.37m x 3.30m (14'4" x 10'10")

With range of built in furniture comprising 2 wardrobes and store cupboards with good range of cloaks hanging rail and shelved storage above and to side plus cupboard storage over. Ceiling light point. Double Radiator. Telephone point.

Bedroom No 2

3.58m x 3.63m (11'9" x 11'11") max

into full length sliding door fronted wardrobes and store cupboards comprising a good range of shelved and hanging rails and storage. Ceiling light point. Double Radiator. Central

dressing table area which is mirror backed. Telephone point.

Bedroom No. 3

2.26m x 2.30m (7'5" x 7'7")

With ceiling light point and double radiator.

Bathroom

2.23m x 2.23m (7'4" x 7'4")

Refurbished and comprising fully tiled walls with pine panelled ceiling with inset ceiling light spots. Feature tiles and tiled dado rail. Suite comprising corner shell edged bath with matching WC and wash basin. Separate fully tiled shower cubicle with Mira 415 mains shower. Double radiator. Wall mounted extractor fan. Shaver mirror.

Workshop

1.37m x 2.79m (4'6" x 9'2")

Light and power. Built in work bench. UPVC sealed unit double glazed door with central etched glass light. Additional etched double glazed window.

OUTSIDE

GARDENS

The property enjoys to the front a block paved garden with shrub borders, whilst to the rear are patios and lawned gardens. To the side there is a block-paved hardstanding for a number of vehicles, part of which is a covered carport.

Carport

8' 9" x 17' 3" (2.66m x 5.26m)

GENERAL REMARKS AND 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

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: (016090 779977).



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