

**TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY**

**45 FOREST ROAD**  
**NORTHALLERTON DL6 1JU**



**AN ATTRACTIVELY PRESENTED 3 BEDROOMED MID TERRACE FAMILY HOUSE  
IN CONVENIENT RESIDENTIAL LOCATION CLOSE TO NORTHALLERTON TOWN  
CENTRE AND LOCAL AMENITIES**

- Fully UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractive Fully Fitted Kitchen/Diner
- Nice Sized Plot with Gardens to Front & Rear
- Fitted Bathroom with Triton Power Shower
- Within Convenient Walking Distance of Town Centre and All Local Amenities

**RENT: £550 Per Calendar Month**  
**Available End of May 2012**

# 45 FOREST ROAD, NORTHALLERTON

## SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles		

(All distances are approximate)

**Forest Road** is conveniently situated between Valley Road and Turker Lane and offers easy access to the Town Centre and Stokesley Road. It is in a convenient residential area of Northallerton, the popular and much sought after market town being the county town of North Yorkshire.

The property is attractively set on a good sized plot in a location which is in an easy and convenient walking distance of the Town Centre, Allertonshire School, and Stone Cross, being the Headquarters of Hambleton District Council and the well equipped local leisure centre with Pool.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the A.1 and A.19 plus the main line train station at Northallerton and local International Airport at Teesside (20mins).

## AMENITIES

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

**Communications** – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

**Schools** – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offer further opportunities of varied and interesting leisure activities.

## DESCRIPTION

The property comprises a 3-bedroomed mid terraced brick built with clay pantile roof traditional family property enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating. The property enjoys internally well laid out, spacious and nicely appointed 3 bedroom accommodation with a particular feature being the attractive fitted kitchen/diner, good sized living room and bathroom with power shower. Externally the property enjoys to the front, low maintenance chipping and shale front garden with central laid stone flagged patio circle. Whilst to the rear the gardens are a useful mix of lawned with laid flagged patio. The rear of the property enjoys close boarded fence providing a nice degree of privacy. Additionally there is a central sunken shrubbery and gated access.

## ACCOMMODATION

Under Covered Entrance through UPVC sealed unit double glazed front door with coloured and leaded etched glass panel to side leading into:

### Entrance Hall

**1.32m x 1.37m (4'4" x 4'6")**

Ceiling light point. Radiator. Stairs to First floor.

Door to:

### Sitting Room

**4.82m x 3.50m (15'10" x 11'6")**

Feature carved fire surround with marble back plate and hearth. Hearth mounted Baxi Bermuda VP3 gas fire with central heating back boiler. TV and satellite points together with surround sound connections. Two ceiling light points. Coved corniced ceiling. Fitted dado rail. Double radiator. Telephone point. Door to good sized under-stairs store cupboard with the benefit of power points.

Door to:

### Kitchen / Diner

**2.92m x 6.38m (9'7" x 20'7") max overall**

Nicely divided into Kitchen and Dining Areas with the kitchen area enjoying an attractive honeyed pine range of base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer coated sink unit having mixer tap over. Built in Hobart double oven and grill with work surface inset four ring gas hob. Built in fridge and freezer with unit matched doors to front. Space and plumbing for auto wash. Attractive tiled splash-back. TV point. Pine panelled ceiling. Ceiling light point. Double radiator. Step up to:

#### Dining Area

With pine panelled floor and ceiling. Ceiling light point. Double glazed part etched glass door out to rear.

Stairs to First Floor have stained balustrade leading up to:

#### First Floor Landing

**3.66m x 0.91m (12' x 3')**

With attic access and ceiling light point.

#### Bedroom 3

**1.72m x 3.50m (5'8" x 11'6") with recess 1.01m x 1.22m (3'4" x 4')**

Suitable for bedhead. Slimline radiator. Ceiling light point. TV point and power points.

#### Bedroom 1

**4.01m x 3.50m (13'2" x 11'6")**

With radiator. Ceiling light point. Telephone point. Power points. TV point.

#### Bedroom 2

**2.72m x 3.79m (8'11" x 12'5")**

Ceiling light point. Radiator. TV point. Power points. Built in shelved store cupboard/wardrobe. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

#### Bathroom

**1.67m x 2.44m (5'6" x 8')**

With suite comprising painted pine panelled bath with Triton power shower over. Fully tiled around with a panelled ceiling. Matching WC and pedestal wash basin. Part painted panelled walls. Radiator. Wall mounted bathroom cabinet. Vinyl tiled floor.

#### OUTSIDE

Externally the property enjoys to the front, low maintenance chipping and shale front garden with central laid stone flagged patio circle. Whilst to the rear the gardens are a useful mix of lawned with laid flagged patio.

The rear of the property enjoys close boarded fence providing a nice degree of privacy. Additionally there is a central sunken shrubbery and twin gated access to allow for parking of one vehicle.

#### GENERAL REMARKS & STIPULATIONS

##### RENT:

**£550** Per Calendar Month

##### VIEWING:

Through Northallerton Estate Agency – tel. No. 01609 – 771959

##### COUNCIL TAX:

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

##### SERVICES:

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, gas, water and telephone.

##### DECORATION:

The property will be let on the understanding that no decoration is undertaken by the Tenant and the property is returned in the same decorative order as it is let out.

##### AGENT'S FEES:

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180.00**.

##### BOND:

The Tenant will be required to pay a Bond of **£600.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

##### PERIOD OF LETTING:

6/12 months initially on an Assured Shorthold Tenancy.

##### INSURANCE:

The Landlord will insure the structure and his contents and the Tenant will insure his/her contents.

##### PETS:

The property is let on the condition that no animals or pets are kept on the property.

##### SMOKING:

A no smoking policy should be observed inside the house.

##### GARDENS:

The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.

##### REFERENCES:

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them, together with a cheque for **£30.00** per person.





**COMMITMENT**

Northhallerton 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.

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