

S.3741

Northallerton
Estate
Agency 

90 TURKER LANE
NORTHALLERTON DL6 1QD



A WELL LAID OUT AND SPACIOUS 3-BEDROOMED DETACHED BUNGALOW RESIDENCE IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION

- Traditional 3-Bedroomed Detached Bungalow
- On Good Sized Plot
- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Gardens to Front & Rear
- Hardstanding to Side and to Attached Garage

Offers in the Region of £225,000

90 TURKER LANE, NORTHALLERTON DL6 1QD

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) | |

Turker Lane is ideally located and very conveniently situated just off Stokesley Road and represent one of the most sought after and highly desirable residential areas of Northallerton the popular and much sought after market town being the county town of North Yorkshire.

The property enjoys a pleasant aspect with gardens to front and rear and within convenient walking distance of Hambleton District Council, the Leisure Centre, Allertonshire School and good shopping on the High Street.

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 (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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 National Park and close to local rivers and ponds.

Additionally the property is within an hours travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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 Durham Tees Valley (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.

DESCRIPTION

90 Turker Lane comprises a brick built with clay pantile roof, detached 3-bedroomed bungalow situated on a nice sized, easily maintained plot which enjoys the benefit of stone flagged driveway giving hardstanding for two vehicles and also offering access to the attached garage.

Externally the property enjoys gardens to front and rear. Internally the property enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating, well laid out accommodation with two fully fitted bedrooms, one of which enjoys patio doors out to the rear garden, a fitted kitchen and bathroom with shower.

ACCOMMODATION

In through hardwood front door leading into:

Entrance Hall

4' 1" x 7' 0" (1.25m x 2.13m) with ceiling light point and radiator opening out into

Inner Hall

2' 9" x 11' 10" (0.83m x 3.60m) with ceiling light point, attic access, cloaks hanging and a fitted plate rack.

Living Room

14' 5" x 19' 6" (4.39m x 5.94m) overall and would correctly be described as a Lounge/Diner with nicely delineated Lounge and Dining areas. Within the lounge area is a feature fireplace comprising carved surround and mantle shelf, marble back plate and hearth with inset electric fire. Within the room is a telephone point, television point, satellite point.

Within the Dining Area there is a radiator and ceiling light point.

Kitchen

7' 3" x 11' 2" (2.21m x 3.40m)

Comprising range of base and wall cupboards, work surfaces with inset single drainer, single bowl, stainless steel sink unit with mixer tap over. Space and plumbing for auto wash. Built in Neff oven topped with 4 ring Neff gas hob with Neff extractor over. Space and point for fridge freezer within the room. Tiled splashbacks, ceiling light point and radiator. Single glazed etched pedestrian door to the side and a telephone point.

Bedroom 1

14' 5" x 8' 9" (4.39m x 2.66m) with double-glazed sliding doors to the rear leading to the outside. It enjoys the benefit of built in bedroom furniture comprising 2 x single wardrobes with cloaks hanging and shelf storage over; bedside cabinets with cupboard over bed storage. The room has a ceiling light point and a radiator together with built in airing cupboard which houses lagged cylinder and immersion heater with shelved storage above.

Bedroom 2

10' 7" x 10' 9" (3.23m x 3.27m) max. Fitted bedroom furniture comprising double wardrobe with cloaks hanging rail and shelved storage over. Central bed area with over bed twin lighting and over bed cupboard storage. Ceiling light point and radiator. Coved cornice ceiling. This room enjoys nice views out to the rear garden.

Bedroom 3

8' 8" x 6' 9" (2.64m x 2.05m) with ceiling light point and radiator.

Bathroom

7' 7" x 5' 9" (2.31m x 1.74m) with half tiled walls to 3 sides. Suite comprises panelled bath with fully tiled around, fitted shower screen, wall mounted Miras electric shower. Matching pedestal wash basin and WC. Wall mounted shaver socket and wall mounted shaving mirror. Ceiling light point and radiator.

OUTSIDE

The rear garden has a good area of flagged paving opening out onto low maintenance chippings and seating area. Purpose built pergola. Close boarded fences to three sides.

GARAGE

8' 9" x 16' 4" (2.66m x 4.98m) with up and over door to front, pedestrian door to rear and has the benefit of power. Wall mounted Stelrad gas fired central heating boiler, concrete floor and storage in the eaves.

GENERAL REMARKS & STIPULATIONS**VIEWING:**

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

LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: 01609 779977

COUNCIL TAX:

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

SERVICES:

Mains water, electricity, drainage and gas.

HISTORIC PHOTOGRAPHS – AWAITING NEW



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.
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