

ROSEGARTH
THORNTON LE BEANS, NORTHALLERTON DL6 3SR



A PARTICULARLY ATTRACTIVE AND IMPOSING 3-BEDROOMED DETACHED BUNGALOW OF IMMENSE CHARACTER AND DISTINCTION SITUATED ON AN ATTRACTIVE PLOT IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION

- Delightful 3-Bed Detached Bungalow Residence
- UPVC Sealed Unit Double Glazing / Oil Fired Central Heating
- Very Well Laid Out & Spacious Accommodation
- Scope for Updating & Modernisation
- Tarmacadam Driveway, Hardstanding & Attached Garage
- Low Maintenance Gardens to Three Sides

Offers Over: £275,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Rosegarth, Thornton le Beans, Northallerton DL6 3SR

SITUATION

Thirsk	5 miles	A.1	10 miles
Northallerton	3 miles	York	30 miles
A.19	3 ½ miles	Teesside	25 miles

Rosegarth is very attractively situated in a nice secluded position on a nice sized corner plot in the centre of this popular much sought after rural Village, midway between Northallerton and Thirsk. The property enjoys the benefit of good sized open tarmacadam driveway which gives hardstanding for a number of vehicles and offers access to the attached double garage.

The village is particularly well placed being within easy reach of the A.1 and A.19 trunk roads offering easy access to the national motorway networks.

The property enjoys a nice sized plot with gardens to three sides and is close to open countryside. Within the village of Thornton le Beans is a good Public House and renowned Restaurant. The village, sitting as it does in this superb rural location offers tremendous scope for leisure activities utilising the quiet and scenic country lanes surrounding the village.

The local market towns of Northallerton and Thirsk are within convenient distance and offer a full and comprehensive range of recreational, educational and medical facilities together with good sporting facilities and leisure centres and extensive shopping. The property 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 access of the property and offer excellent communications and access into the main arterial road networks of the UK. International airports can be found at Durham Tees Valley (35mins), Leeds/Bradford, and Newcastle

AMENITIES

Hospitals – The Friarage Hospital is located approximately 4 miles away at Northallerton.

Schools - The area is well served by good state and independent Schools, Comprehensive schools at Thirsk, Northallerton, Bedale, Richmond and Darlington. Independent Schools at Darlington, Hurworth, Teesside High, Yarm, Ampleforth, and Queen Mary's at Baldersby.

Shooting & 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 National Park and close to local rivers and ponds.

Racing - Catterick, Ripon, Thirsk, York, Beverley and Doncaster.

Golf – Romanby at Northallerton, Bedale, Thirsk, Darlington Richmond and Catterick.

Shopping – Northallerton, Thirsk, Darlington, Teesside, Tyneside, York and Leeds.

Walking, Cycling & Riding – The area is served for walking and cycling and there is some particularly attractive countryside and scenery around the property.

DESCRIPTION

The property comprises a particularly attractive, imposing and distinguished 3-bedroomed detached bungalow residence situated in a sought after and highly desirable residential area. The property is brick built and stone rendered. Internally the property is well laid out and particularly spacious with good sized rooms throughout and tremendous scope for updating and modernisation together with the creation of various internal layouts. As mentioned it would benefit from some updating and modernisation but is very well presented internally at the current time. The property is approached over tarmacadam driveway, through 5 bar wooden gate with separate pedestrian gate to side onto tarmacadam hardstanding and driveway offering parking for four vehicles and giving access to the attached good sized double garage.

Externally there is a flagged walkway leading to the front door with a raised flag patio and steps down from the sitting room. Externally the property enjoys lawned front garden with attractive hedged boundaries to two sides together with flagged patio / verandah which runs around the side of the property. The side garden is flagged all around with central shrub and rose beds whilst to the rear there is lawned garden with close boarded fencing together with an attractive secluded chippings, corner seating area with central feature and raised rear beds planted with shrubs with a hedged boundary. To the rear of the kitchen is a further flagged seating / drying area which then connects down the side to the front of the property giving access to the side of the property and also to the garage. To the rear of the garage is additional useful storage space.

Internally the property enjoys the benefit of predominantly UPVC sealed unit double-glazing, UPVC soffits and gutters and oil fired central heating.

The internal spaciousness of the property needs to be viewed to be appreciated and overall the property does retain a very distinguished feeling with very light and airy internal accommodation.

Early inspection is recommended to fully appreciate this property, it's position and layout.

ACCOMMODATION

In up flagged steps with exposed stone wall to side and then in through hardwood front door with inset bulls eye and opaque glass panels with opaque glass panel to side into:

Entrance Hall
1.98m x 2.97m (6'6" x 9'9")

Coved corniced ceiling. Ceiling light point. Double radiator. Steps up to rear hallway. Door to:

Drawing Room
6.98m x 4.03m (22'11" x 13'3") max

Windows to two sides. Inset double glazed sliding patio doors. Coved ceiling. Two Ceiling light points. Two double radiators. TV point. Feature fireplace comprising stone surround with cut slate hearth and mantle shelf, inset open grate with additional copper surround. Matching bookcase to side with inset display ledges/book shelving. Light and airy room.

Living / Dining Room
4.24m x 3.84m (13'11" x 12'7")

Coved corniced ceiling. Ceiling light point. Radiator. Large double glazed feature window to rear.

Door off Hallway to:

Dining Kitchen

2.94m x 3.71m (9'8" x 12'2")

With a good range of dated base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in Credaplan Europa double oven and eye level grill. Unit inset Bosch ceran electric hob with extractor hood and light over. Attractive fully tiled walls and splashbacks to two sides. Space for fridge. Steps down to:

Rear Entrance / Utility Room

3.57m x 3.30m (11'9" x 10'10") max

Quarry tiled floor. Twin french doors out to rear patio. Door to side giving access to Inner passageway and garage. Built in vanity unit with inset wash basin, cupboard storage beneath. Floor mounted Worcester Danesmoor 20/25 oil fired central heating boiler. Space and plumbing for auto wash. Space for fridge freezer. 2 Ceiling light points. Drying rack. Door to:

Downstairs WC

0.79m x 1.70m (2'7" x 5'7")

With WC having slimline cistern. Ceiling light point.

From Main Hallway there are steps up to:

Inner Hallway

5.10m x 0.96m (16'9" x 3'2") and opening out to the rear to an additional **Hallway 0.98m x 1.24m (3'3" x 4'1")** which gives access to 3 bedrooms and a bathroom. Coved corniced ceiling. Ceiling light point. Attic access.

Bedroom No.1

4.47m x 3.84m (14'8" x 12'7")

Coved corniced ceiling. Ceiling light point. Fitted bedroom furniture comprising triple robe with clothes hanging rail. Single robe with cloaks hanging rail and shelved / drawer storage to side. Double wardrobe with cloaks hanging rail and shelved storage over. Cupboard storage over all wardrobes. Matching 3 drawer bedside tables. Extensive overbed storage. Overbed light pull. Matching 4 drawer chest of drawers with dressing mirror to rear and shaver light over. Radiator. Large double glazed windows to side providing for a nice degree of natural light.

Bedroom No 2

4.47m x 3.37m (14'8" x 11'1")

With fitted bedroom furniture comprising 2 x double wardrobes with cloaks hanging rail and cupboard storage over with central dressing table area comprising 4 drawer chest with cupboard to other side with drawer over. Central dressing table area with inset wash basin. Mirror and shaver socket and light. Coved corniced ceiling. Ceiling light point. Radiator. Overbed light point and pull. Centre ceiling light.

Bedroom No. 3

2.69m x 3.40m (8'10" x 11'2)

Coved corniced ceiling. Ceiling light point. Radiator.

Bathroom

2.15m x 2.23m (7'1" x 7'4")

Fully tiled walls. Ceiling light point. Radiator. Suite comprising separate shower cubicle with folding door to front. Wall mounted Mira XL mains shower. Tiled panelled bath with tiled rear storage area. Matching pedestal wash basin and WC.

Double Garage

6.32m x 5.59m (20'9" x 18'4") max

Block built with monopitch roof and concrete floor. It benefits from light and power and has twin up and over doors to front and pedestrian door to side. The oil tank is situated in the garage and there is great scope for workshop area etc.

OUTSIDE

Gardens

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GENERAL REMARKS & SITPULATIONS

Viewing - By appointment through Northallerton Estate Agency – Tel: (01609) 771959

Services – Mains Water, Electricity, Gas and Drainage.

Tenure – Freehold with Vacant Possession upon completion.

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

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



COMMITMENT

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- 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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