

INGLESIDE
WEST ROUNTON, NORTHALLERTON DL6 2LW



**AN ATTRACTIVELY PRESENTED TWO BEDROOMED DETACHED
MODERN RESIDENCE IN A SUPERB NORTH YORKSHIRE
VILLAGE LOCATION**

- 2 Bedroomed Detached Modern Village Residence
- UPVC Sealed Unit Double Glazed
- Oil Fired Central Heating
- Neat Compact Plot with Hard Standing to Front
- Convenient Village Location
- Offered Chain Free & Available for Early Completion

PRICE: £150,000

Ingleside, West Rounton, Northallerton DL6 2LW

SITUATION

Northallerton	10 miles	Thirsk	14 miles
Teesside	8 miles	A19	1 mile
A1	12 miles		

(All distances are approximate)

West Rounton is a very attractive and very conveniently positioned much sought after and highly desirable rural village set amidst the very attractive splendour of the North Yorkshire countryside.

The village, whilst enjoying a superb rural location and outlook is nevertheless ideally situated for access to Teesside, the A19, Northallerton, Thirsk and the main centres of commerce both North and South.

A full and comprehensive range of education, recreation and medical facilities are available at Northallerton and Thirsk, together with varied shopping and twice weekly markets.

There are local primary schools at Appleton Wiske, Brompton and Northallerton with Secondary Schools to be found at Northallerton, Thirsk, Yarm and Teesside.

There is a main line train station at Northallerton on the East Coast mainline route linking London to Edinburgh bringing London within 2½ hours of commuting time.

Additionally via the Transpennine Line which calls at this station there is direct access to York, Leeds, Liverpool, Manchester and Manchester Airport. International airports can be found at Durham Tees valley (20 minutes), Leeds Bradford, Newcastle and Manchester.

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.

Walking, Riding & Cycling – the area is well served for all of these leisure activities being located in a pleasant rural area which is within easy reach of some outstanding countryside and is also convenient not only for the North Yorkshire Moors and North Yorkshire Dales but also the coast at Whitby, Scarborough and Redcar.

All of these areas are renowned for their scenery and leisure activities.

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley, Doncaster and Redcar.

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

Communications – A1 and A19 Trunk Road are both within easy reach.

Schools – the area is well served by good state and independent schools. Local comprehensive schools are to be found at Northallerton, Thirsk and Yarm, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

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

Ingleside at West Rounton comprising a unique 2 bedroomed modern village property situated in a much sought after location within the centre of the village. The property occupies a very low maintenance plot with concrete hard standing to front for two vehicles and small enclosed yard to rear, making this property ideal for those looking for a good village location with low maintenance externally.

Internally the property enjoys the benefit of wooden and double glazed windows. Oil fired central heating and has recently benefitted from a newly fitted bathroom. The accommodation internally is nicely laid out and spacious, well presented and the property is offered chain free and available for early completion. Early inspection is recommended.

ACCOMMODATION

In through multi paned opaque glazed door into:

Entrance Hall

1.57m x 1.45m (5'2" x 4'9")

Ceiling light point. Radiator. Built in shelved storage cupboard with useful cupboard over. Meter cupboard to side. Telephone point. Door through into:

Living Room

4.11m x 3/60m (13'6" x 11'10")



With deep double glazed display bay window to front. Ceiling light point. 2 Double radiators. Feature fireplace comprising stone effect tiled surround, tile hearth, tiled mantle shelf, inset open grate. TV point. Stairs to First Floor.

Door through to:

Kitchen / Diner

2.15m x 3.10m (7'1" x 10'2")

With range of base and wall cupboards, inset single drainer stainless steel sink unit. Built in breakfast bar. Space and plumbing for auto wash. Tiled splash back. Radiator. Ceiling light point. Wall mounted Trianco Eurostar WM oil fired central heating boiler. Space and point for electric cooker.

Door to:

Shelved area with additional cloaks hanging.

Single glazed door to rear which leads out to rear yard, which is concreted, has close boarded fencing and has oil tank and space for bins etc.

Stairs to First Floor with stained and polished mahogany balustrade leading up to:

First Floor Landing

2.41m x 0.89m (7'11" x 2'11")

With attic access. Door to:

Main Bedroom

3.12m x 3.50m (10'3" x 11'6")

With built in shelved over stairs store cupboard with cupboard storage over. Built in double wardrobe with cloaks hanging rail with shelved storage over with sliding doors to front. Ceiling light point. Radiator.

Bedroom No.2

1.98m x 2.51m (6'6" x 8'3")

Radiator. Ceiling light point. Built in single wardrobe with cloak hanging rail and shelved storage over.

Bathroom

1.59m x 2.40m (5'3" x 7'11")

Newly fitted white suite comprising panelled bath with tiled shower area. Mains shower over. Matching duo flush WC and pedestal wash basin with tiled splash back. Mirror fronted bathroom cabinet. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

OUTSIDE

Concrete hard standing to front for 2 vehicles with gated walk way round to the side giving access to the rear yard which houses the oil tank.

GENERAL REMARKS & STIPULATIONS

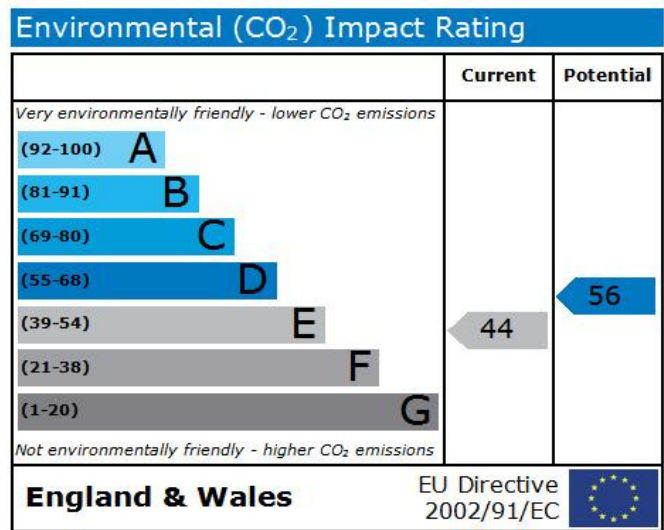
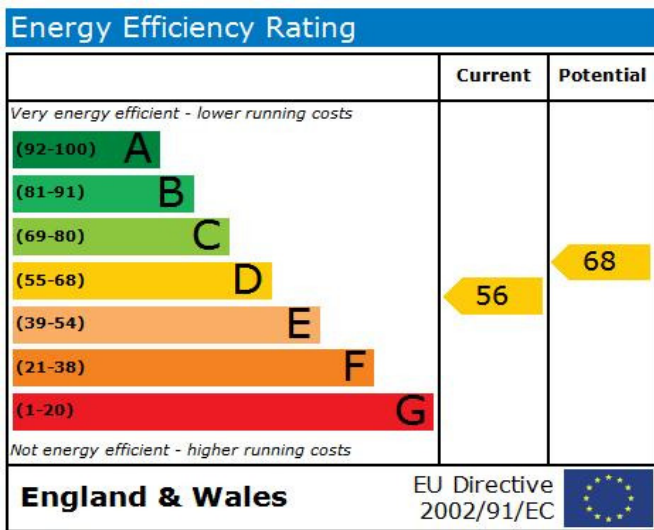
VIEWING - By appointment through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES - Mains Water, Electricity, Oil 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 C. The current charge is £1297.65.

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



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.