

**57 MALPAS ROAD  
NORTHALLERTON DL7 8TD**



**AN ATTRACTIVELY PRESENTED, VERY CONVENIENTLY POSITIONED  
3 BEDROOMED TRADITIONAL MID TERRACED TOWN HOUSE  
RESIDENCE**

- UPVC sealed unit double glazing
- Gas fired central heating
- Well laid out, nicely presented accommodation
- Detached garage
- Attractive good sized gardens to front & rear
- Walking distance of all local amenities

**PRICE: Offers in the region of £160,000**

# 57 MALPAS ROAD, NORTHALLERTON

## SITUATION

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

(All Distances are Approximate)

**Malpas Road** is very conveniently situated between South Parade and Romanby Road within easy walking distance of Northallerton High Street, the Railway Station, County Hall, Friarage Hospital and all local amenities.

The Town centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets 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 hour's 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

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

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

**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.

**Schools** – the area is well served by good state and independent schools with a number of renowned Schools within the area. 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.

## DESCRIPTION

57 Malpas Road, Northallerton comprises a traditional brick built with pantile roof 3 bedroomed mid-terraced traditional family house which is set nicely back from the minor road that is Malpas Road and within easy walking distance of the railway station, County Hall, the town centre and all local amenities. Externally the property enjoys the benefit of low maintenance, tiered gardens to the front with hedged boundaries. Stone fronted ornamental retaining walls extending to two chipped tiers and one lawned tier providing a nice front to the property. There is a concrete walkway to the side which gives access through archway and passage to the rear of the property. To the rear the property enjoys close boarded fencing and is of a good size. It is predominantly laid out to chippings, seating and patio areas with an area of lawn enjoying shrubbed border. There is a base for a shed, and the rear gardens provide an attractive backdrop to the property and are of a good size and could easily be re-lawned to provide a good sized family garden.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and attractively presented accommodation including two good sized double bedrooms and a generous single bedroom to the first floor together with attractively fitted bathroom. The ground floor has an attractive layout. The property has scope for extension to the rear and also into the attic, subject to purchaser's requirements and the necessary planning permissions.

The property has a detached garage situated in the private block to the rear of South Parade.

## ACCOMMODATION

In under covered entrance through hardwood front door with coloured and leaded glass top light into:

**Entrance Hall**  
**4' x 3'10" (1.22m x 1.16m)**

Ceiling light point. Stairs to First Floor. Door to:

**Living Room**  
**11'11" x 16'5" (3.63m x 5.01m)**

With chimney breast mounted Baxi Bermuda LFE3 super gas

fire with central heating back boiler, this is mounted on a wooden tiled hearth. 2 wall light point. Ceiling light point. Double radiator. TV point. Telephone point. Windows to front and rear providing for a nice degree of natural light.

### **Kitchen / Diner**

**16'5" x 8'5" (5.01m x 2.57m)**

With windows to front and rear. Hardwood double glazed door with etched glass panels. Nicely proportioned and fitted light oak base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having chrome mixer tap over. Space and plumbing for auto wash, space and point for gas / electric cooker. Built in fridge and freezer with unit matched doors to front. Extractor hood over hob. Attractive tiled splashbacks. 2 x ceiling light points. Radiator. Door to useful understairs store cupboard. Door to:

### **Pantry**

**2'7" x 4'11" (0.79m x 1.50m)**

With meat slab and shelving.

Stairs to First Floor have painted balustrade and spindles leading up to:

### **Landing**

**9' x 8'7" (2.74m x 2.62m)**

With attic access. Ceiling light point. Radiator. Double glazed window providing high degree of natural light.

### **Master Bedroom**

**10'6" x 12'5" (3.20m x 3.79m) max**

Radiator. Ceiling light point. Telephone point. View out to front.

### **Bedroom No. 2**

**7'6" x 12'3" (2.28m x 3.74m)**

Fitted picture rail. Ceiling light point. Built in airing cupboard housing lagged cylinder with immersion heater with extensive shelved storage around.

### **Bedroom No. 3**

**8'7" x 9' 0" (2.62m x 2.74m)**

Fitted picture rail. Ceiling light point. Radiator.

### **Bathroom**

**7'4" x 5'6" (2.23m x 1.67m)**

Fully tiled walls. Ceiling light point. Suite comprising light oak panelled bath with Mira Sport electric shower over and mixer tap over. Matching pedestal wash basin and WC. Shaver socket. Radiator.

## **OUTSIDE**

### **Gardens**

Externally the property enjoys the benefit of low maintenance, tiered gardens to the front with hedged boundaries. Stone

fronted ornamental retaining walls extending to two chipped tiers and one lawned tier providing a nice front to the property. There is a concrete walkway to the side which gives access through archway and passage to the rear of the property. To the rear the property enjoys close boarded fencing and is of a good size. It is predominantly laid out to chippings, seating and patio areas with an area of lawn enjoying shrubbed border. There is a base for a shed, and the rear gardens provide an attractive backdrop to the property and are of a good size and could easily be re-lawned to provide a good sized family garden.

The property has a garage which is situated on the private lane that runs to the rear of South Parade.

### **Garage**

**6' x 12'6" (1.83m x 3.81m)**

Garage is brick constructed with a corrugated roof, wooden pillars to front, twin wooden doors.

## **GENERAL REMARKS AND STIPULATIONS**

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### **VIEWING:**

By appointment through Northallerton Estate Agency – tel. no. 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 Band B (£1,165.80 p.a.)

### **LOCAL AUTHORITY:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.





#### COMMITMENT

Northallerton 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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