

**4 ASHRIDGE
NORTHALLERTON, DL6 1BH**



**A SUPERBLY POSITIONED, WELL LAID OUT & SPACIOUS 3-BEDROOMED
DETACHED BUNGALOW RESIDENCE WHICH SITS ON A SECLUDED AND
ELEVATED PLOT ENJOYING GARDENS TO ALL SIDES**

- Walking Distance of Local Amenities
- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Detached Double Garage
- Well Laid Out Spacious Accommodation
- Gardens to All Sides

New Price: Offers in the Region of: £295,000

4 ASHRIDGE, NORTHALLERTON, NORTH YORKSHIRE, DL6 1BH

SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
Teesside	16 miles	Catterick	10 miles
York	30 miles		

(all distances are approximate)

4 Ashridge is very conveniently situated on the favoured southern side of Northallerton, the County Town of North Yorkshire. This area is regarded as a highly desirable residential area on the southern fringe and the property occupies a superb elevated nicely sized plot which enjoys a high degree of privacy and exclusivity and yet is within easy walking distance of the Town Centre, County Hall, the Railway Station etc.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied shopping and twice weekly markets.

The town is well located for commuting, being within 7 miles travelling distance of the A.1 and A.19 Trunk Roads, with excellent links to the main arterial roadways of the UK. There is an East Coast Mainline Train Station at Northallerton, on the line which links London to Edinburgh, and providing a journey time to London of 2 ½ hours approximately. Additionally, via the Transpennine route that also calls at Northallerton, there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

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.

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.

Walking and Cycling - The area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton

Leisure Centres - Northallerton, Bedale Richmond and Darlington. Additional leisure activities can be enjoyed at the

local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a superbly positioned well laid out and spacious, attractively presented 3-bedroomed detached bungalow residence which is situated in this nice elevated position between Hutchinson Drive and Mill Hill. The property is brick built with a clay pantile roof, and externally enjoys the benefit of well laid out attractive gardens to all sides including areas of shrubbery, lawned gardens, raised patio and attractive seating areas.

Internally the property enjoys the benefit of full sealed unit double glazing, plastic soffits, barge boards and guttering and gas fired central heating. The property enjoys well laid out and spacious, attractively presented 3-bedroomed accommodation which has been well maintained by the present owners and early inspection is recommended to appreciate the property, its position and presentation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with twin opaque glazed glass panels into:

Sun Room

10' 2" x 6' 2" (3.10m x 1.88m)

Double glazed to two sides with exposed painted brick base and wall reliefs. One wall is light oak panelled. Radiator. Ceiling light point. Views out onto the front garden. Step up through single opaque and dimple glazed front door with opaque and dimple glazed lights to side into:

Entrance Hall

16' 9" x 6' 2" (5.11m x 1.88m)

Has the benefit of coved ceilings, ceiling light point and attic access, two single radiators, telephone point. Door into:

Lounge/Diner

'L' shaped divided into two distinct areas.

Sitting Area

17' 11" x 10' 4" (5.46m x 3.15m)

Coved ceiling, 2 ceiling light points, radiator, telephone and television points. Wall mounted Baxi Bermuda W2 gas fire with central heating back boiler.

Dining Area

11' 6" x 7' 9" (3.50m x 2.35m)

Continuation of the coved ceiling, ceiling light point, radiator. Sliding double glazed patio doors giving access to the rear of the property and gardens.

Kitchen

10' 0" x 10' 2" (3.05m x 3.10m) max

Range of attractive base and wall cupboards, wood effect work surfaces with inset twin bowl stainless steel sink unit with mixer taps between. Built in Giroflow Castle double oven and grill.

Unit inset 4 ring New World brushed steel gas hob. Attractive tiled splashbacks, ceiling light point, wall mounted spotlight point. Built in unit matched breakfast bar with radiator beneath. Space and point for fridge freezer. Double glazed rear door gives access to:

Utility room

7' 8" x 7' 6" (2.33m x 2.28m)

Base unit with cupboard storage and space and plumbing for washer and space for an additional appliance. Space to the side for a further appliance. Ceiling light point and radiator. Hardwood rear door with top double glazed etched glass panels giving access to the rear gardens, garaging etc.

Bedroom 1

13' 11" x 9' 8" (4.24m x 2.94m)

Fitted bedroom furniture comprising triple wardrobe, double wardrobe and useful single shelved wardrobe area all with sliding doors to front together with matching 2 x 4 drawer chest of drawers with light oak top. Radiator and ceiling light point together with twin overbed light points.

Bedroom 2

9' 7" x 9' 8" (2.92m x 2.94m)

Radiator. Wall light point and overbed light pull.

Bedroom 3

8' 10" x 9' 7" (2.69m x 2.92m)

Wall light point and overbed light pull. Radiator. View out over the side enclosed garden.

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Fully tiled walls and a tiled panelled bath with fitted shower screen. Mira Excel mains shower over bath. Matching pedestal wash basin and WC. Greenwood Air Vac wall mounted extractor fan. Double radiator, ceiling light point and shaver socket. Bathroom cabinet with useful towel hanging beneath.

OUTSIDE

Garages

20' 5" x 19' 10" (6.23m x 6.04m) overall with part dividing wall and archway through. The property has the benefit of a pair of garages, detached from the property. They are brick built with a felt roof, and twin up and over doors to the front. They have concrete floors and a central part dividing wall. There are built in work benches to rear and have the benefit of light and power.

There is concrete hardstanding at the front of the property together with a useful area of separate hardstanding to the side which offers storage for boat, caravan or an additional vehicle.

GARDENS

The front gardens are lawned with a pedestrian access off Mill Hill via attractive wrought iron gates. The front gardens enjoy a high degree of privacy having hedged boundaries to all sides and are nicely divided into two lawned areas. To the rear is a flagged good sized patio area which extends round to the side with tiered lawned and shrubbed garden enjoying well stocked borders and some post and rail fencing. Overall the gardens provide a very attractive outlook from the property. Additionally there is a fully enclosed side garden with lawn and drying area and flagged patio

area with close boarded and hedged boundaries.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Through Northallerton Estate Agency – Tel. no. 01609 771959

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Freehold with Vacant Possession on completion.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band D (£1,606.62 p.a.).





Regulated by



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	67
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	65
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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 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.