

S.4124

Northallerton
Estate
Agency 

**1 FRIARAGE AVENUE, BROMPTON ROAD,
NORTHALLERTON, DL6 1DZ**



**An Immaculately Presented, Well Laid Out & Very Spacious Substantial Town House
Residence of Character & Distinction Extending to 5 Bedrooms & Occupying an Attractive
Corner Plot**

- Immaculately Presented Accommodation
- Quality Secondary Double Glazing
- Gas Fired Central Heating
- Substantial Reception Rooms & Conservatory
- Quality Fitted Dining Kitchen / Utility / WC
- Superb Bath & Shower Room
- Planning Permission for Detached Garage & Parking
- Beautifully Arranged Landscaped Gardens

OFFERS IN THE REGION OF £350,000

1 Friarage Avenue, Northallerton DL6 1DZ

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles		

(All distances are approximate)

1 Friarage Avenue is situated on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire. The property is in easy walking distance of Northallerton Town Centre, Friarage Hospital, Hambleton Leisure Centre and all other local amenities.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire 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 A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals – the Friarage Hospital is located approximately 200 metres away and is a renowned Hospital.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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 and close to local rivers and ponds.

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

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

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

The property comprises a particularly architecturally attractive well laid out and spacious three storey late Victorian brick built with slate roof substantial family house with a host of particularly attractive architectural features, including stone mullioned windows with inset double glazed sashes, coved corniced ceilings internally providing a property of character and distinction.

To the front the property enjoys low level stone topped ankle height walls with wrought iron fencing between brick columns which then have attractive painted stone tops. There is a concrete walkway to the front door and a lawned ornamental garden with shrub borders. To the side there is a substantial rockery below which is a wartime air raid shelter with secure door presently used as a garden store. To the rear of the rockery there is a UPVC sealed unit double glazed conservatory. To the side there is also a quality post and plank fencing and low level walls. Also to the side is a natural stone flagged patio, lawned garden area with nice shrub borders, and gated access at the rear.

There is an area of concrete hardstanding suitable for two vehicles and to the rear of that is a chippings area housing a shed and greenhouse. The property does have the space in this area for a double garage.

ACCOMMODATION

In through substantial hardwood front door with brass door furniture into:

Entrance Vestibule
4' 11" x 5' 1" (1.50m x 1.55m)

Attractive mosaic tiled floor, coved cornice ceiling, ceiling light point, fitted dado rail, internal stripped pine door with upper leaded and coloured glass opaque glazed window and matching leaded and glazed lights to side leading into:

Entrance Hall
24' 2" x 6' 5" (7.37m x 1.96m)

With attractive coved cornice ceiling, central attractive arch and stairs to first floor, two ceiling light points, fitted picture rail,

carved and painted dado rail, radiator, telephone point. There is a substantial understairs cloaks cupboard, wall light point.

Internally there are stripped and stained polished pine doors throughout the property.

Drawing Room

16' 7" x 15' 4" (5.06m x 4.67m) max into full height bay.

Coved cornice ceiling, centre ceiling rose and light point, fitted picture rail, two double radiators, television point, feature fireplace comprising stained and polished pine surround and mantle shelf with display shelf beneath, tiled hearth, inset cast surround and hood with attractive Moorcroft style tiled reliefs to side and inset Living Flame gas fire with remote control. Original bell push which rings through to the Kitchen. Windows to three sides. Sash windows have secondary glazing.

Dining Room

14' 11" x 13' 10" (4.54m x 4.21m)

Exposed and polished wood floor, double radiator, coved cornice ceiling, centre ceiling rose and light point, fitted picture rail and fitted dado rail. Feature fireplace comprises surround and mantle shelf, tiled hearth, granite effect back plate with an inset electric fire. Original bell push. The room has a stripped pine door with original upper leaded and coloured glass light into:

Conservatory

9' 6" x 12' 6" (2.89m x 3.81m) max

Natural tiled floor. Display window ledges to three sides, ceiling light point, power point, French door out to side patio and gardens.

From the Main Hallway there is access to:

Living Kitchen

22' 5" x 10' 11" (6.83m x 3.33m)

Nicely delineated into Kitchen and Living/Dining Areas. The Kitchen enjoys a particularly attractive range of Farrow and Ball painted solid wood base and wall cupboards, granite work surfaces with inset Belfast sink, inset grooved drainer with mixer tap over. Place and plumbing for dishwasher, unit matched glass inset fronted shelved display cabinets. Black and white tiled splashbacks, feature chimney breast with exposed brick back and space and point for gas and/or electric Rangemaster type of cooker with an inset extractor and light over and high level display mantle shelf. Space for fridge freezer. Plinth for microwave, original stripped pine kitchen cabinet with upper glass fronted and pine shelved storage with cupboard beneath.

The Living/Dining area enjoys the benefit of slate tiled floor, double radiator, television point, ceiling light point, inset glass fronted shelved display cupboard. Stripped pine door gives access to:

Rear Entrance

4' 6" x 4' 10" (1.37m x 1.47m)

Continuation of natural flagged flooring, ceiling light point, UPVC sealed unit double glazed door to outside. Door to:

Utility Room

9' 9" x 5' 9" (2.96m x 1.74m)

Kitchen matched base unit with inset Belfast sink and mixer tap over. Grooved drainer in the granite work surface. Good cupboard storage over. Continuation of the natural stone flagged floor. Space and plumbing for auto wash, space and plumbing for additional fridge freezer, space for shelving, Ventair extractor fan, ceiling light point, and wall mounted Glow Worm gas fired central heating boiler.

Separate WC

4' 2" x 4' 10" (1.27m x 1.47m)

WC behind a stripped pine door. Continuation of the natural slate flagged floor. Suite comprising unit mounted wash basin with easy turn mixer tap over, cupboard storage beneath, concealed cistern WC to side, tiled splashbacks, two wall light points, wall mounted radiator.

Stairs to First Floor

Mahogany king posts and balustrade with painted spindles leading up to half landing with internal recess suitable for reading area with window to rear.

Main Hallway

15' 2" x 3' 4" (4.62m x 1.01m) Internal Recess 8' 2" x 3' 9" (2.49m x 1.13m)

Half landing has a radiator, centre ceiling rose and light point, coved ceiling and gives access to:

Bedroom/Office

11' 0" x 7' 8" (3.35m x 2.33m)

Coved ceiling, ceiling light point, attic access, telephone point. Room is presently used as a good sized office.

Bath and Shower Room

7' 2" x 10' 6" (2.18m x 3.20m)

Spacious bathroom with quality suite comprising tiled panelled bath, tiled half height surround topped with contrasting dado rail, separate double shower cubicle with shower panel walls and multi jet wall mounted showers. Unit inset wash basin granite topped with tiled splashback and cupboard storage. Concealed cistern duo flush WC with cupboard storage to side. Shaver light and a mirror. Inset ceiling light spots. Wall mounted heated towel rail/radiator. Built in airing cupboard housing lagged cylinder with immersion heater and shelved storage over.

Two steps up from the Half Landing to:

Main Landing

19' 1" x 4' 9" (5.82m x 1.44m) max.

Centre ceiling rose and light point. Stairs to second floor. Wall mounted Dimplex electric heater. Door to built in linen cupboard with inset ceiling light spots and extensive shelf storage.

Bedroom 1**14' 11" x 13' 10" (4.54m x 4.21m)**

Double radiator, coved ceiling, centre ceiling rose and light point, original fitted picture rail, ornamental cast fireplace comprising mounted mantle shelf, ornate cast surround and grate with Victorian tiled reliefs to side. Chimney breast alcove recess is suitable for wardrobes and fitted bedroom furniture. Overbed bell pull.

Bedroom 2**13' 0" x 13' 10" (3.96m x 4.21m)**

Centre ceiling rose and light point, wall mounted shelving, centre feature fireplace comprising ornate cast surround with tiled reliefs and inset cast hood and grate. Radiator. Overbed bell pull.

Bedroom 3**7' 5" x 10' 6" (2.26m x 3.20m)**

Ceiling light point, double radiator, fitted picture rail.

Stairs to Second Floor

Mahogany king posts and balustrades with painted spindles and fitted dado rail leading up to:

Second Floor Bedroom

13' 1" x 13' 9" (3.99m x 4.19m) main bedroom space plus extensive open under eaves storage areas and wall length built in deep wardrobes comprising an extensive mix of shelf storage, single and double wardrobes with clothes hanging rail and storage over. Three inset ceiling Velux lights and inset ceiling light spots, fitted dressing table with vanity mirror with lights over. Glass shelved storage to side. Television point.

GENERAL REMARKS AND STIPULATIONS**VIEWING**

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains water and drainage, gas and electricity.

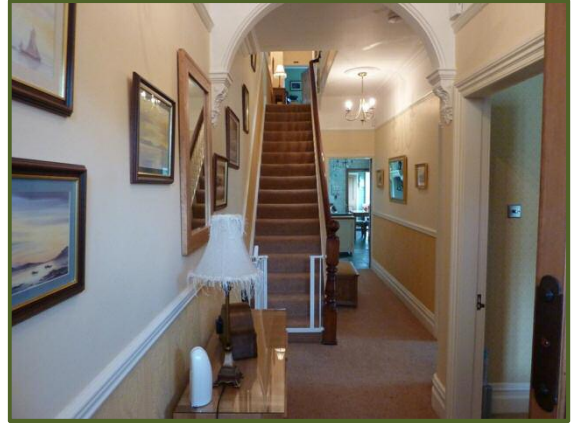
LOCAL DISTRICT COUNCIL

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 (£1,499.01 p.a.).





Energy Performance Certificate

1, Friaridge Avenue, NORTHALLERTON, DL6 1DZ

Dwelling type: End-terrace house Reference number: 8312-7023-0740-7079-5906
 Date of assessment: 11 July 2012 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 11 July 2012 Total floor area: 184 m²

Use this document for:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£5,814
Over 3 years you could save		£2,130

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£453 over 3 years	£228 over 3 years	
Heating	£4,986 over 3 years	£3,126 over 3 years	
Hot Water	£375 over 3 years	£330 over 3 years	
Totals	£5,814	£3,684	You could save £2,130 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (10 plus) A
 (81-91) B
 (65-80) C
 (55-64) D
 (45-54) E
 (35-44) F
 (21-34) G
 (1-20) H
 Not energy efficient - higher running costs

Current: D (61) Potential: B (75)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£1,410	✓
2 Floor insulation	£600 - £1,200	£213	✓
3 Low energy lighting for all fixed outlets	£130	£109	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4



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 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.