

**4 L'ESPEC STREET
NORTHALLERTON DL7 8QY**



**An Immaculately Presented, Well Laid Out And Spacious 3 Bedroomed
Traditional Town House In A Quiet And Most Sought After Residential Area Of
Northallerton, Close To The Town Centre And All Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well-Presented Internally & Externally
- Permit on Road Parking
- Enclosed Rear Yard
- Close to the Town Centre

Offers in the Region of £210,000

**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION
PREVIOUSLY BEEN A SUCCESSFUL LET PROPERTY**

4 L'Espece Street, Northallerton DL7 8QY

SITUATION

A1	7 miles	A19	7 miles
Darlington	15 miles	Thirsk	7 miles
York	30 miles	Teesside	16 miles

(All distances are approximate)

4 L'Espece Street is very conveniently situated just off Hatfield Road which runs between Thirsk Road and South Parade, and represents one of the most sought after and highly desirable residential areas of Northallerton. The house lies just outside the town centre, and is one of a number of Victorian terraces arranged along a quiet road.

The property enjoys the benefit of a nice quiet position with gardens to front and rear, and is within walking distance of the town centre and all local amenities. The property is within the catchment area of a number of renowned schools in the town which boast an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside. The major centres of Leeds and Newcastle are both within convenient commuting distance via the A1 and A19 trunk roads, both of which are within 7 miles travelling distance from 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 mainline 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 Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

The property is within easy walking distance of Northallerton High Street, the railway station, County Hall, Friarage Hospital and all local amenities.

AMENITIES

Shooting and Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North York Moors and the Yorkshire Dales National Park and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, 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 are to be found at Northallerton and Thirsk, whilst independent schools are to be found at Yarm, Teesside High, 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.

DESCRIPTION

4 L'Espece Street comprises an immaculately presented, well laid out and spacious traditional 3 bedroomed Victorian town house of character and distinction which enjoys the benefit of well organised accommodation which has been well maintained and improved by the present owners. The property is brick built with slate roof and enjoys to the front a low maintenance garden. There is a pathway to the front door and a rear enclosed yard with raised shrubbery. Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has substantial quality fitted bathroom, two good sized reception rooms, and on the first floor three good sized bedrooms. There is an upper storey store room which is beamed which enjoys staircase from the landing.

ACCOMMODATION

Steps up to front door, which is hardwood with glazed light over.

Into:

Entrance Vestibule

1.08m x 1.18m (3'7" x 3'11")

Laid wood laminate floor. Inset mat well and mat. Coved ceiling. Wall light point. Internal coloured and leaded upper glazed panel door with matching glazed lights into:

Entrance Hall

3.40m x 1.08m (11'2" x 3'7")

With central ornate arch. Ceiling light point. Laid wood laminate floor. Double Radiator. Stairs to First Floor. Door through into:

Sitting Room

3.96m x 4.39m (13' x 14'5") max into bay

Double radiator. Coved ceiling. Exposed and polished wood floor. Ceiling light point. Telephone point. TV point. Ornamental fireplace with tiled hearth. Double French doors into:

Dining Room

4.08m x 4.32m (13'5" x 14'2")

Coved ceiling. Ceiling light point. Wood laminate floor. Double radiator. Ornamental fireplace with natural stone flagged hearth, exposed brick backplate. Door into:

Useful Understairs Storage Area

2.33m x 0.96m (7'8" x 3'2")

With shelved storage. Light point. Power.

Kitchen

5.94m x 2.40m (19'6" x 7'11")

With attractive wood laminate fronted range of base and wall cupboards, granite effect work surfaces with inset 5 ring gas burner. AEG extractor hood. Inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Built in Stove Newhome brushed steel and glass fronted double oven and grill. Space and plumbing for dishwasher and washing machine. Inset ceiling light spots. Built in breakfast bar. Space for fridge freezer. Radiator.

Stairs to First floor have painted balustrade leading up to:

Half Landing with access to:

Bath & Shower Room

3.30m x 2.61m (0'10" x 8'7")

Suite comprising separate fully tiled shower cubicle with a mains shower. White suite comprising free standing bath with chrome mixer tap and shower attachment to rear. Duoflush WC. Pedestal wash basin with mixer tap. Panelled ceiling with inset ceiling light spots. Built in airing cupboard housing lagged cylinder and immersion heater with storage over.

Stairs up from Half Landing to:

Main Landing

2.18m x 3.52m (7'2" x 11'7")

With radiator. Ceiling light point. Stairs to Second storey storage area.

Bedroom No. 3

2.15m x 3.15m (7'1" x 10'4")

With exposed wood floor. Ceiling light point. Radiator.

Bedroom No.2

2.94m x 4.08m (9'8" x 13'5")

Exposed wood floor. Ceiling light point. Radiator.

Bedroom No. 1

3.96m x 3.20m (13' x 10'6")

Double radiator. Ceiling light point.

Upper Storey

4.95m x 3.91m (16' 3" x 12'10")

Beamed. For storage only.

OUTSIDE

The rear garden is a nice setting for sitting out. It has a sleeper constructed corner flower bed. Outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

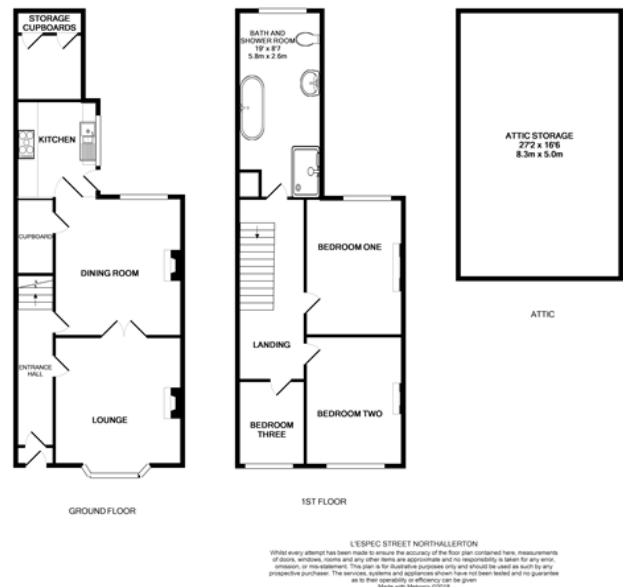
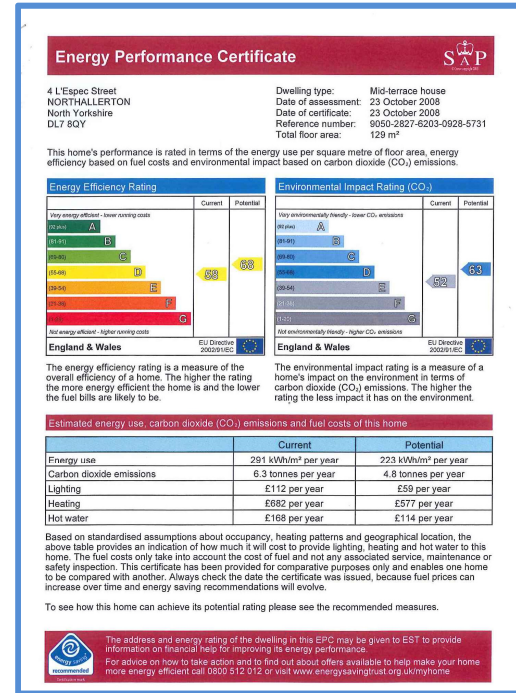
Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

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

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 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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