

**8 UPWELL ROAD  
NORTHALLERTON DL7 8QF**



**An Attractively Presented, Well Laid Out & Spacious 2-Bedroomed  
Traditional End of Terrace Property**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractive Fully Fitted Bathroom
- Fitted Kitchen
- Nicely Presented Throughout
- Quiet Yet Convenient Location

**OFFERS IN THE REGION OF: £129,950**

# 8 Upwell Road, Northallerton DL7 8QF

## SITUATION

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

**Upwell Road** is a quiet and conveniently situated adjacent to Applegarth Park in this much sought after and highly desirable residential area, within convenient walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Close to attractive countryside and within the catchment area for a number of renowned schools within 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 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 and are located within 8 miles travelling distance of the property, offering access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. 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 hours 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

**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 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 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.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

The property comprises a traditional brick built with slate roof end of terrace property which enjoys externally low maintenance yard to front and rear with the front having a mature shrubbery. Internally the property has UPVC sealed unit double glazing with gas central heating. It has been newly carpeted and decorated throughout and comes with the benefit of quality fitted kitchen and bathroom. On the first floor are two good sized bedrooms.

The property is very well located within close proximity of the Applegarth Park and close to all local amenities within the town centre.

Early inspection recommended.

## ACCOMMODATION

In through wrought iron gate onto front yard with central and edged shrubberies. Path to front door. In through UPVC sealed unit double glazed front door into:

**Entrance Hall**  
**4.29m x 0.93m (14'1" x 3'1")**

With inset matwell. Radiator. Ceiling light point. Stairs to first floor. Door to:

**Living Room**  
**3.73m x 3.62m (12'3" x 11'11")**

Ornamental fireplace comprising carved mahogany surround, marble backplate, space for electric fire. Ceiling light point. Double radiator. TV point. Telephone point. Door to understairs storage cupboard with light. Door to rear leads to Kitchen. Archway leads through to:

**Sitting Room**  
**3.32m x 3.66m (10'11" x 12')**

With ceiling light point. Radiator. Feature fireplace comprising tiled surround, hearth and mantle shelf, inset open grate. Satellite connection.

**Kitchen**  
**3.73m x 2.13m (12'3" x 7')**

With range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, 1 ½ bowl sink unit

with mixer tap over. Unit inset Select 910 by Diplomat brushed steel and glass fronted double oven, unit inset AEG four ring gas hob with extractor hood over. Space and plumbing for auto wash. Double radiator. Ceiling light point. Half glazed door out to rear yard. Floor mounted Potterton Kingfisher MF gas fired boiler. Door to rear leads to:

### Bath Room

2.25m x 1.77m (7'5" x 5'10")

White suite comprising panelled bath, fully tiled around with Mira Advance electric shower. Mixers tap with shower attachment. Silavent extractor fan. Duoflush WC. Ceiling light point. Heated towel rail.

Stairs to First Floor have twin balustrades leading up to:

### First Floor Landing

3.66m x 1.64m (12' x 5'5") max

Ceiling light point.

### Bedroom No. 1 (Front)

3.32m x 4.72m (10'11" x 15'6")

With ceiling light point. Double radiator. Telephone point.

### Bedroom No. 2

3.66m x 2.94m (12' x 9'8") max

Double radiator. Ceiling light point. Former ornamental fire surround and mantle shelf. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

## OUTSIDE

To the rear is a gated access into a yard with exposed brick wall to one side, post and panel to the other.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Through Northallerton Estate Agency – 01609 771959

### SERVICES

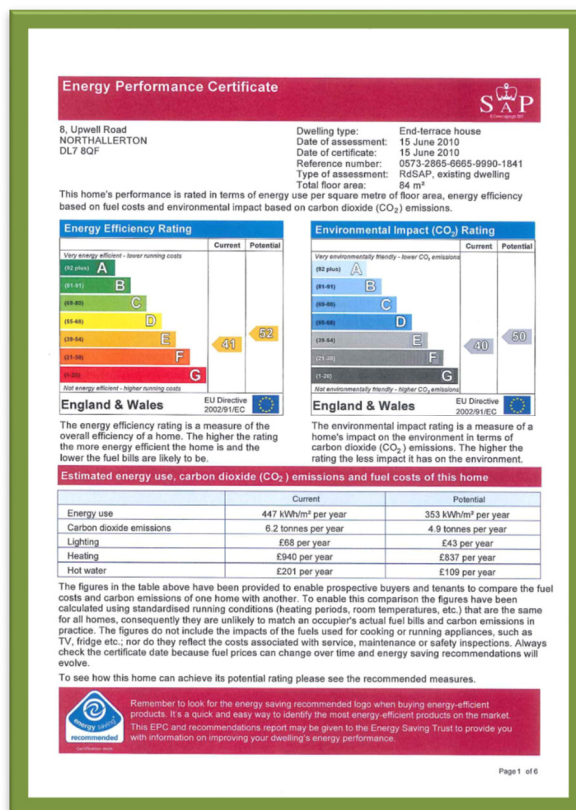
Mains Water, Electricity, Gas & Drainage.

### LOCAL AUTHORITY

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

### COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1165.89**.





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- Any plans may not be to scale and are for identification purposes only.
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