

17 ASH GROVE
NORTHALLERTON, DL6 1RQ



An Attractive & Conveniently Situated, Well Laid Out & Spacious 4-Bedroomed Detached Family House Situated in Sought After, Quiet Residential Location Close to Open Countryside & Convenient for Town Centre

- Generously Proportioned Family House
- 4 Fully Fitted Bedrooms
- En Suite Shower Room to Master Bedroom
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Fully Enclosed Gardens to Side & Rear
- Block Paved Driveway / Detached Garage
- Scope for Extension Subject to Planning Permission

Offers in the Region of £269,950

17 Ash Grove, Northallerton DL6 1RQ

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles	Yarm	17 miles
Richmond	16 miles	Stokesley	16 miles
Ripon	17 miles		

(All distances are approximate)

17 Ash Grove is ideally located and very conveniently situated just off Turker Lane close to attractive open countryside with good footpaths allowing access up to Bullamoor and across to Cotcliffe Woods. Turker Lane has direct access to Stokesley Road which links directly into a good transport network and provides easy access to the A.19, A.1 and the town centre. Overall the area represents a highly desirable residential area of Northallerton the popular and much sought after market town being the county Town of North Yorkshire.

The property enjoys a pleasant, slightly elevated aspect with gardens to three sides with the side and rear gardens being fully enclosed with lawn and mature shrubberies. The property is within convenient walking distance of Hambleton District Council, the Leisure Centre, Allertonshire School, good local Primary Schools and excellent shopping on the High Street.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the A.1 and A.19 plus the main line train station at Northallerton and local International Airport at Teesside (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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.

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (25 mins), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. Local Primary schools available within the Northallerton catchment area enjoy an enviable reputation. Additional primary schools can be found at Romanby and Brompton. Comprehensive schools can be found at Northallerton, Thirsk and Richmond and Stokesley, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

DESCRIPTION

17 Ash Grove comprises a brick built with clay pantile roof four bedroomed detached substantial family house situated on a good sized plot which enjoys a high degree of privacy with post and board fencing to all sides, together with mature plant and shrub borders. To the front is cobble set path edge and lawned front garden with inset mature trees, raised rockery and shrub bed. To the side is a further area of lawn with deep shrub borders again enjoying mature shrubs etc. The property is approached over block set driveway offering hardstanding for up to three vehicles and giving access to the detached brick built garage. Wooden archway off the driveway gives access onto the rear garden, which enjoys two areas of laid flag patio with central block paved walkway between opening onto rear patio, seating area and lawned garden with deep shrub borders backed by the post and board fencing. Twin archways give access into additional side garden which enjoys a particular high degree of privacy with lawn and mature shrub borders. This area offers potential for extension of the existing property subject to purchaser's requirements and the necessary planning permissions. Additionally, there is planning potential to the rear over the present patio areas.

Internally the property enjoys well laid out, generously proportioned and spacious, attractively presented 4-bedroomed family accommodation. It enjoys the benefit of quality UPVC sealed unit double glazing, gas fired central heating via a recently installed Baxi combination gas fired central heating boiler. On the ground floor the property enjoys entrance hall giving access to full length sitting room, separate dining room and dining kitchen together with utility room and separate downstairs WC and cloaks. On the first floor enjoys four bedrooms with a master enjoying fully tiled en suite shower room and the other three good sized bedrooms enjoys a nicely fitted family bathroom with shower attachment over.

The offering of 17 Ash Grove provides a good opportunity to acquire a substantial 4-bedroomed family house in a quiet, yet accessible residential location with scope to extend. Early inspection recommended.

ACCOMODATION

In under covered entrance, up step though UPVC sealed unit front door with upper etched glass panel and double-glazed window to side into:

Entrance Hall 9'8" x 6'3" (2.94m x 1.91m)

With stairs to first floor, deep under stairs storage area, thermostatically controlled radiator, telephone point, ceiling light point and coved ceiling. Door to:

Downstairs WC and Cloaks 6'4" x 4'1" (1.93m x 1.25m)

With matching WC and pedestal wash basin with tiled splash back and wall mounted shaving mirror. Wall mounted brass cloaks hanging hooks, radiator, ceiling light point and extractor fan.

Sitting Room

21'6" x 10'9" (6.55m x 3.27m)

With feature limed oak carved fire surround and mantle shelf, cut marble hearth and back plate, hearth mounted Cannon gas fire. Coved ceiling, 2 x ceiling light points, double radiator, single radiator and TV point. Sliding double glazed patio doors to rear, leading out to rear patio and gardens. Window to front looking over front garden.

Dining Room

12'7" x 9'8" (3.84m x 2.94m)

With coved ceiling, ceiling light point and double radiator.

Door through to:

Dining Kitchen

12'9" x 9'7" (3.89m x 2.92m)

With good range of base and wall cupboards, marble effect work surfaces with inset single drainer 1 ½ bowl stone effect sink with mixer tap over. Build in Indesit double oven and grill, unit inset Neff four ring schott ceran hob with Belling extractor over with extractor and light. Space and plumbing for dishwasher, space for fridge freezer, additional spaces for two further appliances or storage. Tiled splash backs with inset picture tiles. Telephone point, ceiling light point, radiator. Door to:

Utility Room

8'8" x 6'3" (2.64m x 1.91m)

With fitted base unit with twin cupboard storage, inset single bowl, single drainer stainless steel sink unit with mixer tap over. Space and plumbing for auto wash, space and vent for dryer, tiled splash back and ceiling light point. Double glazed back door with inset etched glass panels and double glazed window to side looking out onto rear patio and gardens.

Stairs to first floor having stained and polished mahogany balustrade and spindles leading up to:

First Floor Landing

9'8" x 3'4" (2.94m x 1.01m)

With ceiling light point, attic access which has fitted attic ladder. The attic runs the full width of the property and is half boarded and enjoys the benefit of light. Additionally, in the attic is the recently fitted condensing combi gas fired central heating and hot water boiler.

Master Bedroom

13'3" x 12'2" max (4.04m x 3.71m)

With range of fitted bedroom furniture comprising double robe with shelf storage above, single robe with upper and lower cloaks hanging rails and extensive shelf storage to side, matching three drawer chest of drawers, fitted dressing table with 2 x four drawer chests, central dressing table drawer, power points to rear. Unit matched display cabinet with glass shelved and backed display shelving with lighting over and cupboard storage beneath. The room enjoys the benefit of coved ceiling, ceiling light point, TV point and telephone point. Door to:

En Suite Shower

6'7" x 5'7" (2.01m x 1.70m)

Fully tiled to floor and walls with a panelled ceiling with inset light spots. Inset ceiling light extractor and spot over fully tiled shower cubicle thermostatically controlled mains shower with drench head and shower attachment with outsized shower tray. Fitted glass shower screen. Matching inset Roca wash basin with mixer tap and drawer storage under. Adjacent Roca duoflush WC. Wall mounted chrome heated towel rail. Opaque glazed window to rear. Wall mounted shaver mirror and socket. Ceiling mounted Advent extractor fan, half tiled wall to remainder of bathroom. Ceiling light point and radiator.

Bedroom 2

12'3" x 11' (3.74m x 3.35m)

With 2 x double robes, one enjoying cloaks hanging with shelf storage over, the other with twin hanging rails upper and lower. Coved ceiling, ceiling light point, radiator and TV point. Extensive airing/linen cupboard with shelf storage and hanging storage to front.

Bedroom 3

9'2" x 8'11" (2.79m x 2.72m)

Enjoying the benefit of fitted furniture comprising single robe with upper and lower hanging rails, dressing table with four drawer chest to side, power pints to rear, over bed book shelf with four drawer cupboard storage above. Coved ceiling, ceiling light point and radiator.

Bedroom 4

9'2" x 9'5" (2.79m x 2.87m)

Enjoying the benefit of fitted furniture comprising single robe with upper and lower hanging rails, dressing table with four drawer chest to side, power pints to rear, over bed book shelf with four drawer cupboard storage above. Coved ceiling, ceiling light point and radiator.

Bathroom

5'7" x 8'10" (1.70m x 2.69m)

Enjoying a white suite comprising a panelled bath with mixer tap and shower attachment over, fully tiled around the bath with a fitted shower screen. Matching pedestal wash basin and duo flush WC. Half tiled walls to the remainder of bathroom, wall mounted shaver light, socket and mirror. Wall mounted bathroom cabinet, radiator, ceiling light point and Advent ceiling mounted extractor fan.

OUTSIDE

Garage

9' x 16'11" (2.74m x 5.16m)

With concrete floor, extensive boarded eaves storage to the rafters and built in work bench. Enjoys the benefit of light and power, electrically operated door to front, double glazed pedestrian door to side, extensive baton wall storage, space and point for additional appliance.

Gardens

To the front is cobble set path edge and lawned front garden with inset mature trees, raised rockery and shrub bed. To the side is a further area of lawn with deep shrub borders again enjoying mature shrubs etc. To the side of the property is block set driveway offering hardstanding for up to four vehicles and giving access to the detached brick built garage. Wooden archway through onto the rear garden, which enjoys two areas of laid flag patio with central block paved walkway between opening onto rear patio, seating area and lawned garden with deep shrub borders backed by the post and board fencing. Twin archways through into additional side garden which enjoys a particular high degree of privacy with lawn and mature shrub borders.

GENERAL REMARKS & STIPULATIONS

Viewing

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

Services

Mains Water, Electricity & Drainage. Gas Central Heating.

Tenure

Freehold with Vacant Possession upon Completion.

Local Authority

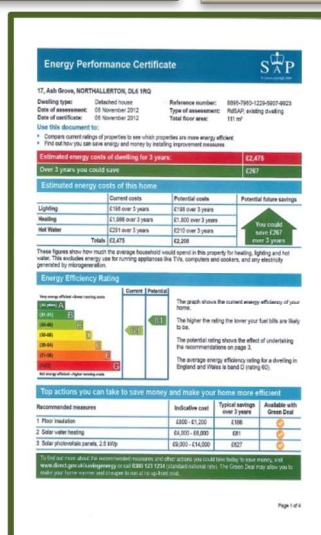
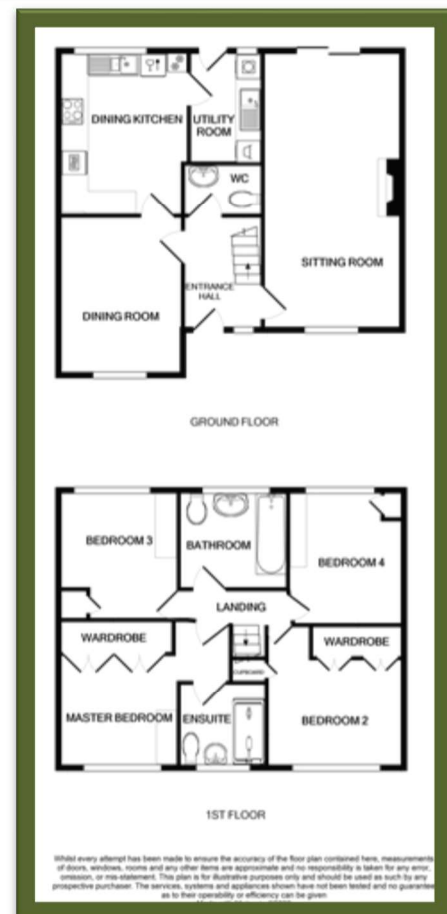
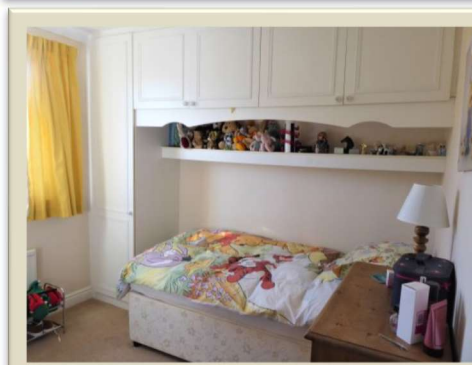
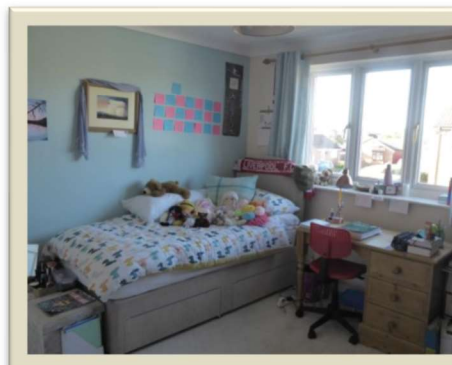
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

Council Tax Band

We are verbally informed by the owner that the Council Tax Band is **E**. The current annual charge is **£2127.58**.

DISCLOSURE

By the Estate Agents Act (1979), we are obliged to declare the fact that the Vendor is a member of staff of Northallerton Estate Agency; therefore, we are accordingly making this declaration on their behalf.



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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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS AND ESTATE AGENTS
T.W. Pennington B.Sc. (Hons), M.R.I.C.S.