

**38 NEWLANDS, NORTHALLERTON
NORTH YORKSHIRE, DL6 1SJ**



An immaculately presented, conveniently situated, 2 bedroomed semi detached bungalow situated on an attractive good sized plot with gardens to front and rear

- UPVC sealed unit double glazing
- Gas fired central heating
- Attractive generous gardens to rear
- Driveway and hardstanding for 3 vehicles
- Within walking distance of town centre
- Chain free and available for early completion

Offers in the Region of £135,000

38 Newlands, Northallerton, North Yorkshire

SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	7 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles		

(All distances are approximate)

38 Newlands, Northallerton is pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area 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 Teesside (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.

Hospital – the Friarage Hospital is a short distance from the property.

Bus Service – there is a regular bus service between Bedale and Darlington.

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.

DESCRIPTION

The property comprises a well laid out and spacious, immaculately presented 2 bedroomed semi detached bungalow residence situated on a generous sized plot, and enjoying externally a flag and chippings driveway offering hard standing for up to 3 vehicles and giving access to useful gated storage adjacent to the property.

To the front the property enjoys gardens which extend to lawn with attractive shrub borders whilst to the rear the property has a nice flagged patio with low level retaining wall and step up to the main rear garden which is of a generous nature and made up of lawns, shrubberies and rockeries with space and base for shed.

To the rear of the existing shed base is a good storage area for bins etc. and an area of fruit garden.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and attractively presented accommodation which is of a high standard.

ACCOMMODATION

In up step through UPVC sealed unit double glazed front door with etched glass upper panel and etched glass light to side into:

Entrance Hall
6' x 3'4" (1.83m x 1.01m)

With fitted plate rack. Ceiling light point. Radiator. Door to kitchen. Door to useful cloaks cupboard.

Kitchen
8'11" x 8'7" (2.72m x 2.62m)

Double glazed side door to outside. Light oak kitchen and comprising a good range of base and wall cupboards with wrought iron door furniture. Granite effect work surfaces with natural stone tiles to splashback. Inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Unit inset Generation 2000 Philips Whirlpool four ring gas hob with matching oven beneath. Unit matched extractor. Space and plumbing for washing machine. Space for fridge and freezer. Unit matched leaded glass fronted shelved display cabinet. Wall mounted fitted plate rack. Ceiling light point. Kickboard heater.

Living Room
9'9" x 17'2" (2.96m x 5.23m)

With coved ceiling. Centre ceiling rose and light point. Feature carved and painted surround and mantle shelf. Tiled hearth. Ornate tiled backplate with inset cast living flame gas fire. Double radiator. TV point. Telephone point. Rear multi paned door gives access to:

Rear Hallway
5'6" x 3' (1.67m x 0.91m)

With fitted plate rack. Ceiling light point. Attic access. Built in boiler cupboard with wall mounted Feroli Optima combination gas fired central heating boiler. Multi paned opaque glazed door to:

Bedroom No. 1
11'10" x 9'8" (3.60m x 2.94m)

With coved ceiling. Ceiling light point. Radiator. TV point.

Bedroom No. 2
8'11" x 8'1" (2.72m x 2.47m)

With coved ceiling. Ceiling light point. Radiator.

Bathroom
4'9" x 7'8" (1.44m x 2.33m)

Fully tiled with ornate decorative tiled dado rail. White suite comprising panelled shell edged bath with Mira Sport electric shower over. Matching shell edged pedestal wash basin and WC. Ceiling light point. Radiator.

OUTSIDE

Shed
9'10" x 8' (2.99m x 2.44m)

Wooden construction with felt roof.

GARDENS

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GENERAL REMARKS & STIPULATIONS

VIEWING:

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

TENURE:

Freehold with Vacant Possession upon Completion.

SERVICES:

Gas, electricity and mains drainage.

LOCAL DISTRICT COUNCIL:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 779977.

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B (£1,165.89 p.a.)



COMMITMENT

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- 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.
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