

**2 BANKTOP COTTAGES**  
**HURWORTH PLACE, NR DARLINGTON DL2 2DP**



**A Deceptively Spacious, Detached Bungalow Residence Situated on a Low Maintenance Plot  
Within Walking Distance of Local Amenities**

- Wooden Sealed Unit Double Glazed
- Gas Fired Central Heating
- Detached Garden Area with Potential for Garaging
- In Need of Updating & Modernisation
- Internally Spacious / Scope for Various Layouts
- Convenient & Accessible Village Location

**Reduced to: Offers in the Region of: £169,000**

# 2 Banktop Cottages, Hurworth Place, Nr Darlington DL2 2DP

## SITUATION

Northallerton	12 miles	Richmond	10 miles
Middlesbrough	17 miles	Darlington	3 miles
A.1	5 miles	Yarm	
A.19			

The village of Hurworth Place is very conveniently situated just off the A.167 Northallerton to Darlington which puts it within easy reach of the A.1 and A.19 trunk roads together with the thriving and popular markets of Northallerton and Darlington.

Local services can be found within the village, and at Hurworth Moor together with the local villages extending to the Cowtons, Great Smeaton, whilst a full and comprehensive range of educational, recreational and medical facilities are to be found in the nearby popular market towns of Northallerton, Darlington and Yarm which are within easy commuting distance.

Whilst able to enjoy a pleasant rural village location the property's proximity to the A.167 puts the property within convenient commuting distance of a good range of major centres together with the A.66 and the main road networks beyond.

There are East Coast main line trains stations at Northallerton and Darlington providing a journey time from Northallerton of some 2 ½ hours or thereabouts. This station also links into the Transpennine route which offers direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool and Manchester Airport.

## 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.

**Riding** - The property is situated in particularly attractive riding country with good hacking available in the area together with access to good livery stables. The property is located in the Zetland Hunt country and within convenient boxing distance of locally renowned packs including the Hurworth, Bedale, Cleveland, York and Ainsty North and Bramham Hunts.

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

**Golf** – Darlington, Romanby (Northallerton), Bedale, Catterick, Thirsk, & Masham

**Communications** – Main line train stations at Darlington and Northallerton 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 are located at Teesside, Newcastle, Leeds/Bradford and Manchester.

**Schools** – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton and Darlington. Independent Schools at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby. Local Primary Schools at Hurworth and Croft on Tees.

## DESCRIPTION

**2 Banktop Cottages** comprises an extended brick built and rendered with a mix of pantile and flat roof bungalow residence providing well laid out and spacious accommodation which would lend itself to a host of residential layouts and possible further extension to eaves height subject to Purchasers requirements and any necessary Planning Permission.

Externally, the property has low maintenance gardens to three sides with a nice mix of patios, chippings and seating areas together with a detached area of lawned garden which could provide for garaging and parking subject to Purchasers requirements and any necessary building regulations.

Internally the property enjoys the benefit of wooden sealed unit double glazing and gas fired central heating. As mentioned it has well laid out and spacious accommodation which whilst well presented does have scope for further updating and modernisation and there is considered to be scope for extension particularly to eaves height.

The offering of 2 Banktop Cottages presents a very rare opportunity to acquire a substantial bungalow residence on a nice sized low maintenance plot which could potentially enjoy private parking in an area where this is at a premium.

Early inspection recommended to appreciate the property, it's presentation and potential.

## ACCOMMODATION

In over driveway and on to pathway which leads past the access to front door down to the side where there is a chippings and flagged path and seating area opening out onto the rear into an extensive area of flagged patio with walled rear.

In through hardwood front door into:

### Entrance Vestibule

**2.66m x 0.98m (8'9" x 3'3")**

Ceiling light point. Inner opaque glazed door into:

### Entrance Hall

**4.64m x 2.66m (15'3" x 8'9")**

Double radiator. Ceiling light point. Sliding door to:

### Sitting Room

**5.76m x 5.15m (18'11" x 16'11")**

Coved ceiling. Centre ceiling light point. Feature fireplace comprising stained and polished oak surround and mantle shelf, cut marble hearth and backplate with inset living flame gas fire. Five wall light points. Two radiators. Sealed unit double glazed sliding doors out to patio and courtyard. TV point. Telephone

point.

Door from Entrance Hall into:

#### Inner Hallway

4.21m x 1.22m (13'10" x 4')

Giving access to:

#### Bedroom No 1

4.06m x 3.62m (13'4" x 11'11")

With radiator. Ceiling light point.

#### Bedroom No 2

4.03m x 3.66m (13'3" x 12')

Inset ceiling light spot over bed area. Coved ceiling. Centre ceiling light point. Wooden sealed unit double glazed french doors out to side patio and garden. Built in display shelving with cupboard storage under.

Further archway from Inner Hallway gives access to:

#### Rear Hallway

2.28m x 3.55m (7'6" x 11'8") max

L Shaped. Ceiling light point. Radiator. Telephone point. Stairs to first floor.

#### Living Room

3.71m x 3.20m (12'2" x 10'6")

With ceiling light point. Radiator. Wall mounted gas fire with central heating back boiler. Adjacent airing cupboard housing lagged cylinder with shelved storage over. TV point.

#### Bathroom

2.18m x 2.76m (7'2" x 9'1")

With white suite comprising stained and polished pine panelled bath with Mira 88 mains shower over. Matching pedestal wash basin and WC. Tiled splashback to washbasin. Coved ceiling. Centre ceiling light point. Radiator.

#### Kitchen

2.28m x 3.12m (7'6" x 10'3")

Tiled floor. Range of light oak fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for dishwasher. Space and point for gas cooker. Space for fridge. Understairs space for additional appliance. Tiled splashbacks. Ceiling light point. Wall mounted Airvent extractor fan.

From the Rear Hallway there is access:

#### Lean To Sun Room

3.71m x 2.46m (12'2" x 8'1")

Constructed of aluminium and glass. Glazed to three sides and glazed roof. Space and plumbing for washing machine. Sliding door to outside.

Stairs to First Floor have stained and polished balustrade leading up to:

#### First Floor Landing

2.38m x 5.45m (7'10" x 17'11") into bay window

Beamed ceiling. Attic access. Space for double bed. Built in chest of drawers. Door to further undereaves storage. Ceiling light point. Radiator.

## OUTSIDE

### Gardens

In over driveway and on to pathway which leads past the access to front door down to the side where there is a chippings and flagged path and seating area opening out onto the rear into an extensive area of flagged patio with walled rear.

### Shed

1.72m x 4.47m (5'8" x 14'8")

With a brick set floor. Monopitch roof. Light.

### Detached Garden

Laid to lawn and could provide space and base for shed, workshop, parking etc.

## GENERAL REMARKS & STIPULATIONS

**VIEWING** – Through Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE** - Freehold with Vacant Possession upon Completion.

**SERVICES** – Mains Water, Drainage, Electricity and Gas.

**LOCAL DISTRICT COUNCIL** - Darlington Borough Council, Darlington, Co. Durham. (01325) 388373.

**COUNCIL TAX BAND** – We are verbally informed by Hambleton District Council that the Council tax band is **D**. The current annual charge is £1490.43.

**Energy Performance Certificate**

2 Bank Top Cottages, Hurworth Place, DARLINGTON, DL2 2DP

Dwelling type: Detached bungalow Reference number: 8807-7620-1679-8506-2992  
Date of assessment: 16 October 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 25 October 2013 Total floor area: 123 m<sup>2</sup>

Use this document to:

- 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:		£ 8,067
Over 3 years you could save		£ 4,224

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 189 over 3 years	
Heating	£ 7,014 over 3 years	£ 3,273 over 3 years	
Hot Water	£ 672 over 3 years	£ 381 over 3 years	
<b>Totals</b>	<b>£ 8,067</b>	<b>£ 3,843</b>	<b>You could save £ 4,224 over 3 years</b>

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**

Current	Potential
21	66

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 Flat roof insulation	£850 - £1,500	£ 774	✓
2 Cavity wall insulation	£500 - £1,500	£ 321	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 813	✓

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/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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