

S.4279

Northallerton
Estate
Agency 

**14 ST ANTHONY'S AVENUE
NORTHALLERTON DL7 8 XJ**



**A Well Laid Out & Spacious 2-Bedroomed Attractively Presented Semi Detached Bungalow
Situated on a Generous Sized Plot**

- Sought After Convenient Location
- UPVC Double Glazing – Gas Central Heating
- Hardstanding for 3 Vehicles
- Detached Garage
- Low Maintenance Gardens to Front & Rear
- Double Glazed Conservatory

Price: Offers in the region of: £159,950

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

14 St Anthony's Avenue, Northallerton DL7 8XJ

SITUATION

| | | | |
|------|----------|------------|----------|
| A1 | 6 miles | Thirsk | 9 miles |
| A19 | 6 miles | Darlington | 15 miles |
| York | 30 miles | Teesside | 16 miles |

(All Distances are Approximate)

St Anthony's Avenue is attractively situated off St James Drive in one of the most sought after and highly desirable residential areas just outside the centre of Northallerton and the property occupies a nice sized, easily maintained and spacious plot in a quiet cul de sac with gardens to front and rear.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts 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 both of which are located within 6 miles travelling distance of 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 main line 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.

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, Sedgefield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick,

Darlington and Masham.

Schools – the area is well served by good state and independent schools. The local Primary Schools of Broomfield and Scared Heart are within walking distance of the property and enjoy an enviable reputation. 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.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a conveniently positioned 2-bedroomed semi-detached bungalow residence which is brick built with clay pantile roof. The property has UPVC sealed unit double glazing and gas fired central heating.

Externally to the front is flagged hardstanding and driveway to garage offering hardstanding for three vehicles with an additional chipped area to the side which could provide for additional hardstanding. The front garden is lawned with central shrubbery and there is a flagged pathway which runs to the front door and up the side of the house giving access to the rear.

To the rear is a good sized flagged patio area with small ramp up to rear garden which has low level ornamental walls, within which there is a main area of chippings with a central stone circle and mature shrub borders to the outer area. The rear of the property has close boarded fencing to all sides and enjoys a high degree of privacy.

Internally the property enjoys well laid out and spacious accommodation which is attractively presented with UPVC sealed unit double glazing and gas fired central heating.

The property does enjoy a particularly good sized living room together with two double bedrooms and double glazed conservatory to the rear. The property is completed with a detached garage.

The offering of 14 St Anthony's Avenue presents the discerning Purchaser an opportunity to purchase a good sized bungalow in a highly sought after residential location.

Early inspection is recommended.

ACCOMMODATION

In at the front through covered entrance with step and through hardwood front door with etched glass central panel with etched

glass lights to side leading into:

Entrance Hall

1.44m x 1.72m (4'9" x 5'8") plus good sized cupboard

Telephone point. Ceiling light point. Doors to:

Kitchen

3.35m x 2.38m (11' x 7'10")

With good range of base and wall cupboards, wood effect work surfaces with inset single drainer, single bowl stainless steel sink unit with chrome mixer tap over and additional drinking tap. Unit inset four ring Tricity Bendix electric hob, inset eye level double oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher or dryer. Space and point for fridge freezer. Tiled splashback. AEG extractor over hob. Myson Kick space heater. Ceiling light point. UPVC sealed unit double glazed door out to side with upper etched glass panel.

Living Room

4.98m x 3.66m (16'4" x 12')

With radiator. Ceiling light point. TV point. Feature fireplace comprising light oak surround with inset electric fire. Picture window to front. Door to rear into:

Inner Hallway

1.93m x 1.16m (6'4" x 3'10")

With attic access. Ceiling light point. Built in boiler and airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Wall mounted Potterton Suprema gas fired central heating boiler.

Bedroom No. 1

2.74m x 4.64m (9' x 15'3") into deep recess

With ceiling light point. Radiator. Telephone point. Double glazed french door out to:

Conservatory

2.99m x 2.40m (9'10" x 7'11")

Thermalactic ceiling. Opaque glazing to one side, clear glazing to other two. Wall mounted Dimplex electric heater.

Bedroom No. 2

2.66m x 3.15m (8'9" x 10'4")

Ceiling light point. Radiator. TV point. Telephone point. Good views out onto rear garden.

Shower Room

1.67m x 1.88m (5'6" x 6'2")

With fully tiled shower cubicle with Mira Event electric shower with sliding doors to front. Matching pedestal wash basin and WC. Fully tiled wall to rear of wash basin, half tiled to rear of WC. Ceiling light point. Radiator. Wall mounted mirror fronted bathroom cabinet.

Detached Garage

2.74m x 4.82m (9' x 15'10")

Brick built with clay pantile roof. Up and over door to front. Pedestrian door to side. Concrete floor. Light and power. Extensive eaves storage. Window to one side.

GARDENS

To the front is flagged hardstanding and driveway to garage offering hardstanding for two vehicles with additionally a chippings area to the side which could provide for additional hardstanding. The front garden is lawned with central shrubbery.

To the side of the property which runs around the back of the garage is a chippings, seating and storage area. At the rear of the property is a flagged patio area with small ramp up to rear garden which has low level ornamental wall. There is a main area of chippings with a central stone circle, shrub borders to the outer area. Close boarding to all sides providing a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains water, electricity, gas and drainage.

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 Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1275.87.**



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.

N252 Printed by Ravensworth 01670 71330