

45 NORMANBY ROAD NORTHALLERTON, DL7 8RN



**An Attractively Positioned 3 Bedroomed Link Detached Dormer
Style Bungalow on Large Plot with Gardens to Front
And Rear**

- Fully Double Glazed
- Gas Fired Ducted Air Central Heating
- Well laid out and spacious accommodation
- Large plot with gardens to front and rear
- Useful hardstanding for 4 vehicles
- Sun Lounge to the rear

PRICE: OFFERS IN THE REGION OF £200,000

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SITUATION

Bedale 8 miles Thirsk 7 miles
A1 7 miles York 30 miles
Darlington 15 miles Teesside 17 miles
A19 8 miles

(All distances are approximate)

Normanby Road is very conveniently situated on the south side of Northallerton in a much sought after and highly desirable residential area. Northallerton is a popular County Town of North Yorkshire and is a traditional market town. The property stands in a quiet location which is within walking distance of Northallerton Town Centre, the Railway Station, County Hall, the Hospital and all local amenities.

Within Northallerton there is a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The A1 and A19 roads are within easy travelling distance offering access to the main arterial traffic network and all local/national centres of commerce including York, Teesside, Middlesbrough, Darlington, Newcastle and Leeds.

There are International Airports at Newcastle and Leeds/Bradford and Durham Tees Valley Airport is approximately a thirty minute drive away.

There are east coast main line train stations at Northallerton and Thirsk linking London to Edinburgh with a journey time to London of some 2 ½ hours. Additionally the stations are on the Transpennine line providing good train links to York, Leeds, Manchester, Manchester Airport and Liverpool.

AMENITIES

Shooting and Fishing

The property is attractively placed in an area renowned for its quality shoots and good fishing, being within easy reach of the North York Moors National Park and the 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. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale and Richmond whilst independent schools can be found at Yarm. Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

DESCRIPTION

The property comprises a traditionally constructed, brick built with clay tile roof, three bedroomed dormer style property which is link attached. The property benefits from well laid out and spacious, superbly appointed accommodation which has the benefit of being fully double glazed and has gas fired ducted air heating.

The property enjoys the benefit of gardens to front and rear together

with good sized secure parking for four vehicles and an attached garage with workshop.

The property stands well, is nicely set back in a quiet much sought after location, and early inspection is recommended to fully appreciate the property and its potential.

ACCOMMODATION

In through UPVC double glazed door with double glazed light to side having attractive etched glass into:-

Entrance Hall

11' 4" x 7' 1" (3.45m x 2.16m)

Three point spot ceiling light point, heater vent, telephone point, useful understairs store cupboard with cloaks hanging and useful shelving, stairs to first floor, doors to further rooms.

Living Room

24' 2" x 11' 10" (7.37m x 3.60m)

With the sitting area having feature stone built chimney breast with laid stone flag hearth having hearth mounted Living Flame gas fire, coved corniced ceiling, ceiling light point, two wall light points, television point, telephone point. Double glazed picture window looking out to front.

The dining area has coved ceiling, ceiling light point, serving hatch and attractive views out onto the rear garden.

Bedroom No. 3

9' 2" x 10' 9" (2.79m x 3.28m)

Ceiling light point, television point, telephone point. Double glazed window looking out to front. This room would offer great scope for use as a bedroom, office or separate dining room subject to purchaser's requirements.

Kitchen

10' 5" x 10' 7" (3.18m x 3.23m) max.

With excellent range of cherry wood base and wall cupboards, granite effect work surfaces with inset single drainer, stainless steel sink unit which has chrome mixer tap over. Space and point for electric cooker, separate gas cooker point, space for fridge and freezer, unit matched glazed front, glass shelved display cabinet, fully tiled splashbacks, floor mounted Myson high spec controlaire ducted air gas fired central heating boiler. Telephone point. Door through to:

Pantry

The pantry enjoys extensive shelved storage and space and plumbing for auto wash. Attic access. Ceiling light point.

Sun Lounge

9' 2" x 8' 9" (2.79m x 2.94m)

With part exposed brick, painted pine panelling, thermalactic ceiling. The room enjoys the benefit of light and power and has duct for dryer. Sliding double glazed patio doors out to rear flagged patio and garden. Door to garage.

Downstairs WC

4' 8" x 2' 5" (1.42m x 0.74m)

With fully tiled walls, duo flush WC and ceiling light point.

Workshop

9' 4" x 7' 4" (2.84m x 2.23m)

The Workshop has light and power, corrugated ceiling, flagged floor and a good purpose bench and shelving for tools etc, light and power, door to rear leading out to the rear garden.

Stairs to First Floor

Stained and polished balustrades leading up to:

Landing

11' 8" x 2' 8" (3.55m x 0.81m)

With attic access, ceiling light point with three spot point, built in airing cupboard with extensive shelved storage, attic access.

Loft Area

Fully boarded and has the benefit of a fitted loft ladder. The extent of the boarded area extends to 23' 3" x 11' 3" (7.09m x 3.43m) under eaves with the benefit of light. This area could be utilised for additional accommodation subject to purchaser's requirements but would make an ideal office, study or games room.

Bedroom No. 1

11' 5" x 18' 11" (3.48m x 5.77m)

Full length mirror fronted sliding door wardrobes with a mix of cloaks hanging and shelved storage above. Additionally the room has space for a good bedroom suite. Ceiling light point, telephone point, heater duct. Picture window to front providing high degree of natural light.

Bedroom No. 2

8' 1" x 10' 10" (2.47m x 3.30m)

With ceiling light point, heater duct. Window to front providing high degree of natural light.

Bath & Shower Room

7' 5" x 8' 1" (2.26m x 2.47m)

Comprising quality white suite with fully tiled separate shower cubicle with Gainsborough 10.5 SE wall mounted electric shower, deep panelled bath with quality chrome mixer tap over, matching pedestal wash basin with chrome mixer tap, duo flush WC, centre ceiling light point with three point spot, wall mounted shaver socket, wall mounted mirror fronted shelved bathroom cabinet and fully tiled walls. Tile effect vinyl floor.

High level opaque glazed window providing nice degree of natural light.

OUTSIDE

Garage

16' 2" x 7' 8" (4.93m x 2.33m)

With panelled ceiling and ceiling light point. Up and over door to front. Pedestrian door to side and rear. Corner wall mounted wash basin, wall mounted shelving and door to rear gives access to the Workshop and downstairs WC.

GARDENS

The front garden is made up of low maintenance chipping with three stone circles behind well maintained conifer hedging to one side and tarmac hardstanding for four vehicles leading to the covered carport and also giving access to the garage.

The rear garden has an attractive patio area leading onto main lawned area with attractive and mature shrub borders. Archway to the head of the garden via steps leading to raised rear chippings and flagged barbecue and patio areas and garden shed. The garden shed is of wooden construction (6' 0" x 4' 0") and is situated in a very private area of the rear garden. The rear garden is fully enclosed to all sides and provides a particular feature to the property.

To the side of the lawned garden is space for greenhouse. The one in situ measures 8' 0" x 6' 0" and is aluminium framed and would be available by separate negotiation with the Vendors.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

SERVICES

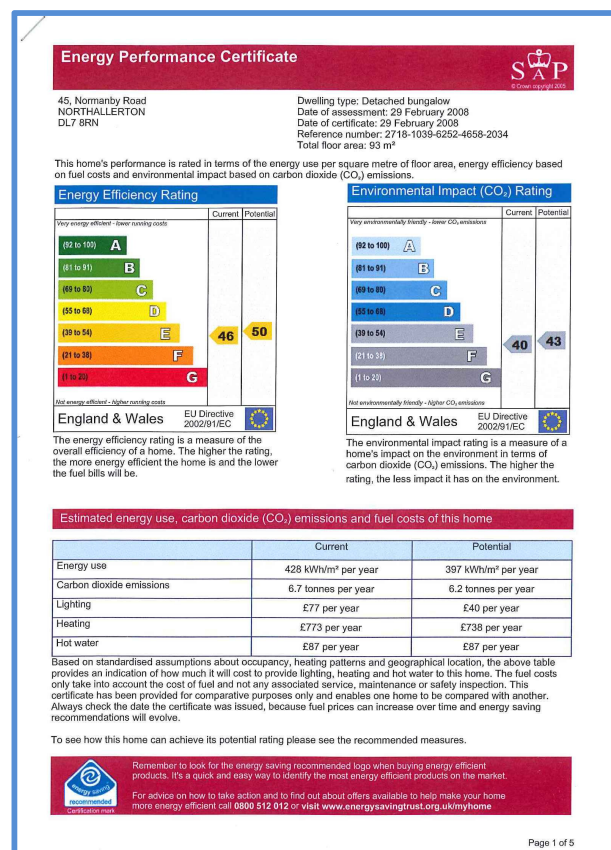
Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU. Tel No: 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band D (£1,435.36 p.a.).





COMMITMENT

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- 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.