

S.4286

Northallerton
Estate
Agency 

4 WESTGARTH NORTHALLERTON, NORTH YORKSHIRE DL7 8NA



A DECEPTIVELY SPACIOUS SUBSTANTIAL 2 BEDROOMED SEMI-DETACHED TOWN CENTRE COTTAGE ENJOYING VERY QUIET BACK WATER LOCATION

- Part UPVC Sealed Unit Double Glazed
- Gas Fired Central Heating
- Low maintenance Gardens to Front & Rear
- Two Double Bedrooms
- Two Substantial Living Rooms
- Host of Original Features
- Scope for Updating and Modernisation

REDUCED TO OFFERS IN THE REGION OF £124,950

Available for Early Completion – Stamp Duty Exempt

4 Westgarth, Northallerton, North Yorkshire DL7 8NA

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

(All Distances are Approximate)

4 Westgarth is very conveniently situated between Northallerton High and the south end of the Applegarth in this much sought after and highly desirable residential town, the County Town of North Yorkshire. The property is within easy walking distance of the Town Centre, the Railway Station, County Hall, Friarage Hospital and all local amenities.

The Town centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets 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 8 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 Teesside (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

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

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

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..

Schools – the area is well served by good state and independent schools with a number of renowned Schools within the area. 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.

DESCRIPTION

The property comprises a brick built with slate roof 2-bedroomed semi-detached cottage which forms one of a group of six situated in a very quiet backwater within walking distance of the town centre, the high street, County Hall and the railway station. The property has the benefit of part UPVC sealed unit double glazing, part traditional sash windows and gas fired central heating.

Externally it enjoys the benefit of access via two gates, one to the front of the cottages and one to the side.

At present the front of the property enjoys a low maintenance chippings front garden nicely arranged behind low level brick ornamental walls. To the rear it has a laid flag low maintenance seating and patio area with raised shrubbery and outside tap, detached wooden shed which opens into brick built former workshop, together with separate brick built outside WC.

Internally the property enjoys particularly well laid and spacious accommodation which extends to two substantial characterful reception rooms with kitchen and pantry to rear. On the first floor there are two good sized double bedrooms together with attractively fitted bathroom. There is tremendous scope to subdivide the main bedroom into two and this is aided by two windows to the front which would readily serve the two rooms. Therefore there is scope to provide a three bedroomed property with the minimum of alterations subject to the necessary building regulation.

Internally the accommodation at present would benefit from updating and modernisation however the property does retain a host of original features and is complimented by exposed and laid flag stone floors, coved ceilings, open fire and attractively fitted bathroom.

The offering of 4 Westgarth presents an all too rare opportunity for the discerning purchasers to acquire a traditional substantial town centre cottage, which nevertheless enjoys a quiet location and is within walking distance of all quality amenities of the town.

Early inspection is recommended to fully appreciate the property and its position/potential.

ACCOMMODATION

In through hardwood front door with brass door furniture into:

Entrance Hall

4.37m x 0.86m (14'4" x 2'10")

With a cut slate laid floor. Cast radiator. 2 Wall light points. Wall mounted hooks. Stairs to first floor. Coved ceiling. Door to:

Dining Room

3.81m x 3.76m (12'6" x 12'4")

It has a continuation of the attractive natural slate tiled floor. Coved ceiling. 3 wall light points. Feature chimney breast with display fireplace with brick surround and backplate. Built in chimney breast alcove shelving. French door out to rear patio and gardens. Cast radiator. Door to kitchen. Archway through into:

Sitting Room

3.86m x 3.73m (12'8" x 12'3") max into bay

With a stripped stained and polished wood floor. Coved ceiling. 3 wall light points. Cast radiator. Feature slate fireplace with inset cast surround having tiled reliefs, cast fire hood over, inset basket grate, tiled hearth. TV point.

Door from Dining Room gives access to:

Kitchen

2.25m x 2.74m (7'5" x 9') max

Slate tiled floor. Range of base and wall cupboards, work surfaces with inset Belfast sink and drainer to side with chrome mixer tap. Space and point for gas/electric cooker. Space for fridge freezer. Space and plumbing for washing machine. Tiled splashbacks. Wall mounted Baxi Solo gas fired central heating boiler. Ceiling light point. Archway through to:

Pantry

1.72m x 0.83m (5'8" x 2'9")

Shelved with a natural slate tiled floor.

From the Hallway are stairs to first floor with stained pine balustrade leading up to:

Half Landing

1.64m x 0.81m (5'5" x 2'8")

With coved ceiling. Ceiling light point. Wall mounted cast radiator. Stripped pine door into:

Bathroom

2.76m x 2.30m (9'1" x 7'7")

On a split level with upper level having natural laid slate floor with ball and claw bath having mixer tap and shower attachment and mains shower over with fitted curtain track. High level cistern WC. Unit inset Belfast sink wash basin with chrome mixer tap over and cupboard storage beneath. Inset ceiling light spots. Inset extractor fan. Floor mounted heated towel rail / radiator. Half stained and polished pine panelled walls. Cast radiator.

Stairs from Half Landing lead up to:

Main Landing

2.69m x 1.67m (8'10" x 5'6")

With useful overstairs potential office or reading area and door into:

Main Bedroom

3.40m x 4.82m (11'2" x 15'10")

With coved ceiling. Two wall light points. Stripped exposed floor boards. Twin windows to front offering the provision to separate into two bedrooms subject to requirements and building regulations.

Bedroom No. 2

3.66m x 3.05m (12' x 10')

With stripped exposed floor. 2 wall light points. Coved ceiling. Unit inset wash basin with mixer tap over and cupboard storage beneath. Built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over.

OUTSIDE

Gardens

The front of the property enjoys a low maintenance chippings front garden nicely arranged behind low level brick ornamental walls.

Out of the french doors down a step and a patio area runs down the side opening out to the rear where there is a gated access through to next door which then gives a pedestrian right of way across the rear.

Rear garden has laid flagged low maintenance seating and patio areas with rear. Raised shrubbery. Outside tap. Brick built with slate roof outside toilet.

Shed

3.71m x 1.03m (12'2" x 3'5") max

Wooden shed with tiled roof extending into rear storage shed. The rear of the shed is of brick construction with a pantile roof.

Outside WC

1.57m x 0.83m (5'2" x 2'9")

With a quarry tiled floor. Exposed brick walls. High level cistern WC. Wall mounted wash basin with tiled splashback. Cold water supply.

GENERAL REMARKS & STIPULATIONS

VIEWINGS

By appointment through Northallerton Estate Agency – Tel; (01609) 771959

SERVICES

Mains Water, Electricity, Gas & Drainage. Water is metered.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX BAND:


We are verbally informed by Hambleton District Council that the Council Tax Band is Band **B**. The current charge is £1165.89.

LOCAL AUTHORITY:

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



Energy Performance Certificate



4, Westgarth, NORTHALLERTON, DL7 8NA
 Dwelling type: Semi-detached house Reference number: 0115-2898-7322-9894-2455
 Date of assessment: 18 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 February 2014 Total floor area: 78 m²

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:	£ 3,105
Over 3 years you could save	£ 1,437

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 1,437 over 3 years </div>
Heating	£ 2,466 over 3 years	£ 1,284 over 3 years	
Hot Water	£ 351 over 3 years	£ 240 over 3 years	
Totals	£ 3,105	£ 1,668	

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

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	56	
E (45-54)		
F (31-44)		
G (21-30)		
G (1-20)		87

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 Internal or external wall insulation	£4,000 - £14,000	£ 840	✓
2 Floor insulation	£800 - £1,200	£ 147	✓
3 Draught proofing	£80 - £120	£ 51	✓

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 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.

Page 1 of 4



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.