

## 11 SLADEBURN DRIVE NORTHALLERTON, DL6 1BJ



A PARTICULARLY WELL POSITIONED DETACHED 2 BEDROOMED BUNGALOW SITUATED ON A GOOD SIZED PLOT WITH GARDENS TO THREE SIDES

- Highly Sought After Residential Location
- Easy Walking Distance of Good Local Amenities
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Scope for Extension Subject to PP's
- Attached Garage & Car Port
- Spacious Accommodation

**REDUCED TO: £215,000**

OFFERED CHAIN FREE AND AVAILABLE FOR EARLY COMPLETION

# 11 SLADEBURN DRIVE

## SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
Bedale	7 miles	Yarm	15 miles
York	30 miles	Teesside	17 miles

(all distances are approximate)

**11 Sladeburn Drive** is situated on the favoured southern side of Northallerton within easy walking distance of the Town Centre in this much sought after and highly desirable North Yorkshire Market Town, the County Town of North Yorkshire.

The property occupies a good sized plot with gardens to three sides in a most sought after and highly desirable prestigious residential area.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied shopping and twice weekly markets.

The town is well located for commuting, being within 7 miles travelling distance of the A.1 and A.19 Trunk Roads, with excellent links to the main arterial roadways of the UK. There is an East Coast Mainline Train Station at Northallerton, on the line which links London to Edinburgh, and providing a journey time to London of 2 ½ hours approximately. Additionally, via the Transpennine route that also calls at Northallerton, there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

## 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.

Additionally the property is within an hours-travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

**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 and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Walking and 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.

## DESCRIPTION

The property comprises a detached brick built with clay tiled roof, 2 bedroomed bungalow residence situated on a nice sized plot in a slightly elevated position at the head of a much sought after and highly desirable cul de sac, within walking distance of Northallerton town centre and a good range of local amenities.

Externally the property enjoys twin stone pillars to front with stone ornamental wall, behind which is tarmac driveway leading down to the attached garage and good sized covered car port, plus there is additional concrete hard standing for a vehicle. The property enjoys gardens to three sides with lawned gardens to the front and side with concrete walkway round the property. Whilst to the rear there is a good sized flagged patio area with mature shrubbed borders. The property retains a high degree of privacy with hedged and post and plank fencing. Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas central heating and is well laid out and spacious. Additionally the property has tremendous scope for extension subject to purchasers requirements and the necessary planning permission.

The offering of **11 Sladeburn Drive** offers an all too rare opportunity for the discerning purchaser looking to acquire a bungalow in a highly sought after prestigious residential area of Northallerton, but within walking distance of Northallerton Town Centre and the excellent range of local amenities.

Early inspection is recommended

## ACCOMMODATION

### ENTRANCE VESTIBULE

With display window ledge and internal half glazed upper etched glass panel door into:

### FRONT ENTRANCE

**7' 0" x 6' 9" (2.13m x 2.05m) max**

Ceiling light point, upper opaque etched glass panel and etched glass surround providing a nice degree of natural light, wall mounted cloaks hanging rail.

### LIVING ROOM

**22' 10" x 12' 0" (6.95m x 3.66m) max**

Coved ceiling, two ceiling rose light points, feature fireplace comprising cut slate surround and hearth with hardwood mantle shelf, half mounted Living Flame gas fire. The room enjoys the benefit of television point, windows to two sides providing a high degree of natural light and offering nice views out onto the garden.

**DINING AREA****10' 4" x 9' 0" (3.15m x 2.74m)**

Coved ceiling, ceiling light point. Heater vent.

**KITCHEN****9' 6" x 9' 4" (2.89m x 2.84m)**

With a range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over, space and point for electric cooker, space for fridge, tiled splashbacks, ceiling light point, extractor over cooker area with inset extractor and light.

The boiler cupboard (2' 10" x 2' 6" – 0.86m x 0.76m) has a wall mounted Main gas fired hot water heater with shelved storage above and light point.

**REAR HALLWAY****6' 8" x 6' 1" (2.03m x 1.86m)**

Ceiling light point, door to remainder of the rooms, door to the boiler cupboard which houses a JWD32/45 ducted air gas fired central heating boiler with shelf storage around. Attic access with aluminium drop down ladder.

**ATTIC****39' 10" x 9' 9" (12.14m x 2.96m)**

Presently used as a storage area but could provide additional residential accommodation. It has the benefit of light and power.

**BEDROOM 1****11' 0" x 13' 1" (3.35m x 3.99m) plus built in double wardrobe**

Wardrobes have cloaks hanging rails and shelved storage with useful cupboard storage above. Coved ceiling, ceiling light point and views out onto garden.

**BEDROOM 2****9' 10" x 10' 1" (2.99m x 3.08m)**

With coved ceiling, ceiling light point, sliding patio doors out onto rear patio seating area via a step down.

**BATHROOM****5' 5" x 6' 0" (1.65m x 1.83m)**

White suite comprising panelled bath, fully tiled around bath with a wall mounted Triton T80Z electric shower, pedestal wash basin, duo flush WC, wall mounted mirror fronted bathroom cabinet and ceiling light point, wall mounted electric heated towel rail.

**OUTSIDE****ATTACHED GARAGE****8' 8" x 17' 0" (2.64m x 5.18m)**

Up and over door to front and pedestrian door to rear. Concrete floor and has the benefit of light and power.

**UTILITY ROOM ON BACK OF GARAGE****9' 2" x 5' 1" (2.79m x 1.55m)**

Rear area presently utilised as a Utility Room and providing rear access to the Garage. Space and plumbing for auto wash, space for dryer, space for additional appliances, wall mounted storage cupboards, unit mounted cast sink, light and power.

To the rear is an additional lean to greenhouse and enclosed patio area

**CAR PORT****19' 11" x 9' 3" (6.07m x 2.82m)**

To the front of garage and covered with corrugated perspex ceiling and is of post and pole construction.

**GARDENS**

The property enjoys gardens to three sides with lawned gardens to the front and side with concrete walkway round the property. Whilst to the rear there is a good sized flagged patio area with mature shrubbed borders. The property retains a high degree of privacy with hedged and post and plank fencing.

**GENERAL REMARKS & STIPULATIONS**

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**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 (£1,525.35 p.a.)



**Energy Performance Certificate**

11, Sladeburn Drive  
NORTHALLERTON  
DL6 1BJ

Dwelling type: Detached bungalow  
Date of assessment: 16 March 2010  
Date of certificate: 16 March 2010  
Reference number: 0678-2836-6474-9890-1695  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(8-9) D		65	67
(7-8) E			
(5-6) F			
(1-4) G			
Not energy efficient - higher running costs			

Environment Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	288 kWh/m <sup>2</sup> per year	271 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.9 tonnes per year	3.7 tonnes per year
Lighting	£46 per year	£46 per year
Heating	£601 per year	£566 per year
Hot water	£104 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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**COMMENT**

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.