

S.4294

Northallerton
Estate
Agency 

42 ST JOHNS CLOSE NORTHALLERTON DL7 8XQ



**A Well Laid Out & Spacious 3 Bedroomed Detached Bungalow Residence
Situated on Good Sized, Well Maintained Plot**

- UPVC sealed unit DG & Gas Fired CH
- Views to the rear over open countryside
- Detached Garage & Hardstanding for Vehicles
- In Need of Some Updating & Modernisation
- Landscaped gardens & patio to rear & side
- Quiet edge of country location

OFFERS IN THE REGION OF £235,000
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

42 St John's Close, Northallerton DL7 8XQ

SITUATION

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

(All Distances are Approximate)

St John's Close 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 and of particular note the rear garden looks out over adjacent open countryside.

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 hour's 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 School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation and the property is within walking distance of them. 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 well laid out, well presented, 3-bedroomed detached bungalow situated on an above average sized plot which internally enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating, and has been well maintained by the present owners. Externally the property has enjoyed the benefit of plastic soffits, gutters and downcomers.

The property is approached by a flagged and chipped driveway with hardstanding for three vehicles which gives access to a quality constructed detached garage, together with a lean-to shed. To the front the property enjoys a low maintenance flagged patio and garden area with shrub borders around. The flagged driveway continues through a gate with wrought iron fittings into the rear which has a flagged patio with low level retaining walls with steps going up to the south facing landscaped rear gardens which are laid to lawn, have space and base for shed, together with flagged pathways through with shrubberies and continues to the rear with a natural area with views onto the adjacent farmland. Additionally, looking from the front to the right hand side of the property there is a fully enclosed secret garden which is accessed from the rear which at present is laid to patio seating area, is fully enclosed with brick walls and retains a high level of privacy.

The offering of 42 St John's Close provides a rare opportunity to purchase a substantial bungalow residence in a sought after location which enjoys a nice degree of privacy. The property has scope for various residential layouts, and early inspection is recommended.

ACCOMMODATION

In under covered entrance, up step into:

Entrance Hall
2.89m x 1.13m (9'6" x 3'9")

With coved ceiling. Ceiling light point. Attic access. Radiator.
Opening up into:

Inner Hallway
3.96m x 0.86m (13' x 2'10")

Coved ceiling. Ceiling light point. Built in airing cupboard housing lagged cylinder with useful shelf over. British Gas 330 combination gas fired central heating boiler.

Access to:

Living Room
3.25m x 5.33m (10'8" x 17'6")

Coved ceiling. Two ceiling light points. Double radiator. Raised hearth on stone blocks topped with slate hearth together with hearth mounted gas fire. TV and telephone points. Hatch through from kitchen.

Kitchen
3.40m x 2.59m (11'2" x 8'6")

Fully tiled walls. Ceiling light point. Range of white base and wall cupboards, matching work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap. Unit inset four ring Credaplan gas hob with a Credaplan Camarge oven and grill beneath. Credaplan extractor. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Rear double glazed door.

Bedroom No. 1
4.08m x 2.71m (13'5" x 8'11")

Fitted triple wardrobes with full length mirror fronted sliding doors. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 2
2.13m x 3.71m (7' x 12'2") max into fitted wardrobes

Ceiling light point. Radiator.

Bedroom No. 3 / Dining Room
3.86m x 2.99m (12'8" x 9'10")

Coved ceiling. Ceiling light point. Radiator. Sliding double glazed patio doors to patio and garden.

Bathroom
1.77m x 1.93m (5'10" x 6'4")

Fully tiled floor and walls. Coloured suite comprising panelled bath with shower attachment over. Matching pedestal wash basin and WC. Shaver light and socket. Ceiling light point. Radiator.

Detached Garage
5.40m x 2.71m (7'9" x 8'11")

Brick built with clay pantile roof. Up and over door to front, pedestrian door to side. Light and power. Extensive eaves storage.

Lean To Shed
1.32m x 1.79m (4'4" x 5'11")

To the side of the garage. Flagged floor. Wall light point. Power point.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

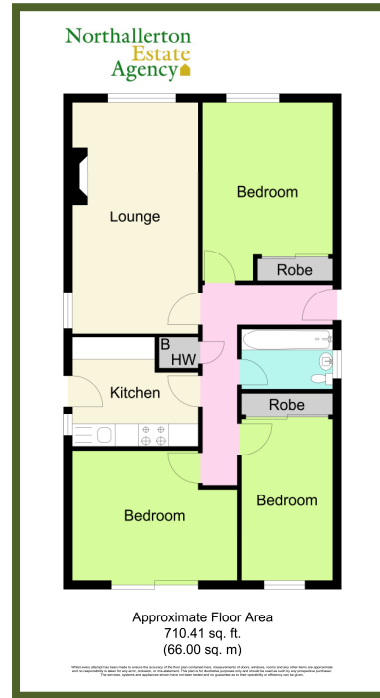
Freehold with Vacant Possession upon completion.

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 **D**. The current annual charge is **£1462.59**.



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.