

S.4297

Northallerton
Estate
Agency 

29 THORNTREE ROAD NORTHALLERTON DL6 1QE



A Particularly Well Laid Out & Spacious, Superbly Positioned, Traditional 3-Bedroomed Detached Bungalow Residence with Scope for Updating & Modernisation & Situated on a Good Sized Plot

- Open Countryside Views to Rear
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out & Spacious Accommodation
- Scope for Updating & Modernisation
- Good Sized Attractive Rear Garden

Offers in the Region of: £235,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

29 Thorntree Road, Northallerton DL6 1QE

SITUATION

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

The property is situated on **Thorntree Road** which is a very conveniently situated minor road just off Turker Lane and representing one of the most sought after residential areas of Northallerton.

The property is well presented and attractively situated on a good sized plot which is adjacent to open countryside and the property enjoys panoramic views to rear over open countryside. The property is within walking distance of Northallerton Town Centre, Friarage Hospital, Local Secondary School and excellent range of amenities.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A1 and A19 trunk roads. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time, and additionally via the Transpennine line that calls at this station, there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport.

There is an international airport at Durham Tees Valley. Additional market town shopping is available at Thirsk, Darlington and Richmond, and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

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

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Schools – the area is well served by good state and independent schools. There are a number of locally renowned primary schools and the property is within their catchment areas. 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.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

29 Thorntree Road comprises an attractive part stone clad with clay pantile roof 3-bedroomed detached bungalow situated on a good sized substantial plot in a highly desirable residential area of Northallerton.

Externally the property enjoys to the front ornamental and stone effect walls behind which there is a main area of lawn with deep shrub border edging. To the side is a tarmacadam driveway opening out onto concrete and flagged driveway running down the side of the property offering hardstanding for up to four vehicles and giving access to the detached garage. To the rear the property opens up from the driveway onto a flagged seating area with steps up to additional flagged seating area to the side of the garage and the rear gardens are a particular feature of the property being well laid out into areas of lawn with central rockeries and shrubberies with steps up the middle to the rear lawned area which has hedged boundaries. There is space and base for shed, additional concrete hardstanding within the garden suitable for another shed or seating area and uninterrupted views at the rear over the surrounding countryside.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out, generously proportioned accommodation which would suit a number of residential layouts and has scope for updating and modernisation. Due to the size of the plot and orientation there is considered to be potential for further development to extend the property subject to purchasers requirements and the necessary planning permissions.

The offering of **29 Thorntree Road** is essential to appreciate the property, its position, presentation and potential.

Early inspection recommended.

ACCOMMODATION

Tiled step up into:

Entrance Vestibule

With inset ceiling light. In through UPV sealed unit double glazed front door with etched glass upper panel and light to side leading into:

Entrance Hall

4.37m x 2.44m (14'4" x 8') max

L Shaped. Built in store cupboard with twin doors to front. Giving access to a rear inner hallway.

From main hall is multi paned door leading into:

Lounge / diner

Nicely delineated into lounge and dining area:

Lounge

4.98m x 3.35m (16'4" x 11')

Coved ceiling. Ceiling light point. Two wall light points. Radiator. Feature fireplace comprising stone surround with slate

hearth and mantle shelf together with matching stone slate topped TV plinth and display niches. Large picture window to front.

Dining Area

3.42m x 2.10m (11'3" x 6'11")

With double radiator. Ceiling light point. Opaque glazed french doors to the rear lead out to patio and gardens. Hatch through to kitchen.

Observation: The dining area could ideally combine with the kitchen to provide a superbly proportioned kitchen/diner with the minimum of internal alteration.

Kitchen

3.10m x 3.225m (10'2" x 10'8")

With a range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Built in Belling Synergy 4 ring gas hob. Recently installed Hotpoint glass fronted double oven and electric grill. Tricity extractor over hob. Telephone point. Radiator. Door out to rear sun room / utility. Built in airing cupboard housing wall mounted Baxi Solo gas fired condensing central heating boiler. Lagged cylinder and immersion heater with useful shelved storage around. Door to rear of room gives access to:

Sun Lounge / Utility

3.62m x 1.83m (11'11" x 6')

With a range of base cupboards topped with useful work surfaces with inset space and plumbing for washing machine. Space for additional appliance. UPVC sealed unit double glazed upper panels and has an opaque glazed french door out to side giving access to patio and gardens. Wall mounted electric heater. Ceiling light point.

Bathroom

2.61m x 1.64m (8'7" x 5'5")

With suite comprising panelled bath, fully tiled around with an Ideal Standard mains shower. Matching pedestal wash basin and WC. Wall mounted mirror and mirror fronted bathroom cabinet. Inset ceiling light spots. Radiator.

Bedroom No. 3

2.64m x 2.33m (8'8" x 7'8")

Ceiling light point. Radiator. Coved ceiling.

Inner Hallway

1.79m x 0.96m (5'11" x 3'2")

With a coved ceiling. Ceiling light point.

Bedroom No. 1

3.71m x 3.01m (12'2" x 9'11")

Coved ceiling. Ceiling light point. Radiator. Built in bedroom furniture comprising wardrobes plus chest of drawers.

Bedroom No. 2

2.96m x 3.68m (9'9" x 12'1") max into dressing table recess

With coved ceiling. Ceiling light point. Radiator. Nicely fitted units comprising wardrobes, central dressing table with drawers

beneath and storage above. Unit inset wash basin with cupboard storage beneath and useful linen store to side. Views onto rear garden and across the open farmland.

OUTSIDE

Garage

2.49m x 4.95m (8'2" x 16'3")

Brick built with up and over door to front. Light and power. Window to rear.

GARDENS

To the front the property has ornamental and stone effect walls behind which there is a main area of lawn with deep shrub edging. At the rear it opens out from the driveway onto a flagged seating area with step up to additional flagged seating area to the side of the garage and the rear gardens are a particular feature of the property being nicely laid into areas of lawn with central rockeries and shrubberies with steps up the middle to the rear lawned area which has hedged boundaries, space and base for shed, additional concrete hardstanding suitable for another shed or seating area and attractive views out over the surrounding countryside.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents, 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, DL6 2UU. Tel No: 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **E**. The current annual charge is **£1864.31**.



COMMITMENT

Northhallerton 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.