

**7 THE CRESCENT  
NORTHALLERTON, DL6 1EU**



**A WELL LAID OUT AND SPACIOUS 3 BEDROOMED TRADITIONAL END TERRACE FAMILY HOUSE SITUATED IN CONVENIENT RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES**

- UPVC sealed unit Double Glazing
- Gas Fired Central Heating
- Hardstanding for a number of vehicles
- Lawned gardens to front and rear
- Detached concrete section garage
- Scope for extension subject to PPs

**PRICE: OFFERS IN THE REGION OF £137,500**

# 7 THE CRESCENT, NORTHALLERTON, DL6 1EU

## SITUATION

Bedale	7 miles	Yarm	13 miles
A1	7 miles	York	30 miles
Darlington	15 miles	A19	8 miles
Thirsk	7 miles	Teesside	17 miles

7 The Crescent is situated in a quiet and convenient residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside. The property is situated in the popular market town of Northallerton, being the County town of North Yorkshire.

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 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.

## 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 hour's 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.

**Communications** – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

**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.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

## DESCRIPTION

The property comprises a brick built with pantile roof, traditional three bedroomed semi-detached family house enjoying the benefit externally of concrete driveway to side offering hardstanding for a number of vehicles and giving access to the detached concrete section garage. The property is approached through twin brick pillars with metal gates at the front and there are low level brick walls topped with flags to the front and side.

The front garden is lawned with mature shrub borders and a concrete walkway to the front door with a covered entrance. Adjacent to the driveway which runs down the side is a raised concrete area suitable for bins etc. and bordered by shrubbery. To the rear the property enjoys a good sized flagged patio area opening out onto good sized lawn with flagged walkway through.

The lawned garden continues to the rear of the garage where there is a useful storage area. The rear garden has post and panel fences to all boundaries and enjoys a good degree of privacy.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. The property is in need of some updating and modernisation but has tremendous scope for extension subject to purchaser's requirements and the necessary planning permissions. The offering of 7 The Crescent offers an opportunity to acquire a well-constructed family sized property in a convenient and accessible residential location and early inspection is recommended.

## ACCOMMODATION

Enter via hardwood front door with upper etched glass panels into:

### ENTRANCE HALL

**6' 10" x 7' 2" (2.08m x 2.18m)**

With wall mounted under stairs cloaks hanging hooks plus additional under stairs recess storage area. Double radiator, ceiling light point, stairs to first floor. Door to:

### DINING ROOM

**10' 1" x 7' 10" (3.08m x 2.38m)**

Double radiator, ceiling light point, coved ceiling. Picture window to front offering good degree of natural light. Archway through to:

### **SITTING ROOM**

**13' 4" x 11' 4" (4.06m x 3.45m)**

Feature fireplace comprising polished and carved surround and mantle shelf, marble back plate and hearth and inset Living Flame gas fire. The room has coved ceiling, centre ceiling light point and rose, three wall light points, wall length low level double radiator, TV and satellite connections, painted and moulded dado rail.

### **KITCHEN**

**16' 11" x 8' 11" (5.16m x 2.41m)**

Tiled floor, ceiling light point, fitted range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over, fully tiled splashbacks, space and plumbing for auto wash, space and point for electric cooker, space for additional appliances, built in shelved storage cupboard. Door to rear of kitchen leads to:

### **REAR ENTRANCE VESTIBULE**

**2' 11" x 3' 5" (0.89m x 1.04m)**

Tiled floor. Door through to:

### **DOWNSTAIRS WC**

**3' 1" x 6' 0" (0.94m x 1.83m)**

High level WC, ceiling light point and tiled floor.

### **STAIRS TO FIRST FLOOR**

Have stained and polished balustrade with painted spindles, window to side providing high degree of natural light to stairway onto:

### **LANDING**

**12' 6" x 2' 11" (3.81m x 0.89m)**

Ceiling light point providing light over stairway and landing.

### **INNER HALLWAY**

**3' 2" x 2' 7" (0.96m x 0.79m)**

Door to Airing cupboard housing lagged cylinder with shelved storage over.

### **BEDROOM**

**9' 4" x 13' 4" (2.84m x 4.06m)**

Twin windows to front, radiator, wall length built in mirror fronted sliding door wardrobes with a mix of hanging and shelved storage. Ceiling light point.

### **BEDROOM**

**10' 2" x 8' 1" (3.10m x 2.47m)**

Ceiling light point, radiator, views onto rear garden, built in store cupboard.

### **BEDROOM**

**13' 5" x 8' 1" (4.09m x 2.47m)**

Coved ceiling, ceiling light point, built in single wardrobe with

cloaks hanging rail.

### **BATHROOM**

**5' 9" x 6' 10" (1.74m x 2.08m)**

Wood laminate floor, white suite comprising stained and polished panelled bath, half tiled around with wall mounted Aqualiser electric shower, matching pedestal wash basin and WC, tiled splash back to wash basin and WC. Ceiling light point, wall mounted shelves and radiator.

### **OUTSIDE**

#### **OUTHOUSE**

**6' 0" x 4' 0" (1.83m x 1.22m)**

Integral and therefore could be combined with the house if required.

#### **GARAGE**

**17' 11" x 9' 1" (5.46m x 2.77m)**

Detached, concrete sectional garage with light and power, up and over door to front, concrete floor, window to side, corrugated ceiling.

#### **GARDENS**

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### **GENERAL REMARKS AND 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 – tel. no. 01609 779977.

#### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B (£1,186.39 p.a)





**Energy Performance Certificate**

7, The Crescent  
NORTHALLERTON  
DU6 1EU

Dwelling type: Semi-Detached house  
Date of assessment: 17 September 2009  
Date of certificate: 17 September 2009  
Reference number: 8781-6521-6970-0713-6052  
Total floor area: 93 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		Environment Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G

**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.

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

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	290 kWh/m <sup>2</sup> per year	210 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.5 tonnes per year	3.2 tonnes per year
Lighting	£78 per year	£47 per year
Heating	£307 per year	£414 per year
Hot water	£165 per year	£117 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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**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 important 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.