

HEATHFIELD
SANDY BANK, NORTHALLERTON DL6 1AN



A Substantial Superbly Positioned 4-Bedroomed Detached Family House of Character & Distinction Situated in a Slightly Elevated Position on the Minor Road out of Northallerton & Close to Open Countryside

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- 4 Double Beds with Quality En Suite to Master
- Fully Fitted Kitchen
- Attractive Low Maintenance Garden to Front
- Attractive Substantial Rear Gardens & Patios
- Well Laid Out & Spacious Accommodation
- In Highly Sought After Residential Location

Offers in the Region of: £325,000

HEATHFIELD, SANDY BANK, NORTHALLERTON DL6 1AN

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles	Yarm	16 miles
Richmond	12 miles		

(All Distances area Approximate)

Sandy Bank represents one of the most sought after and highly regarded residential areas of Northallerton situated on the favoured south side within easy and convenient reach of the town centre, open countryside and an extensive range of amenities. This area of Northallerton is particularly sought after and the property represents one of a very few traditionally constructed, mature, substantial family houses on a good sized plot to be built in this area sitting as it does on a mature elevated site with the benefit of well laid out grounds with low maintenance rockery gardens with a central drive through with to the side concrete hardstanding for vehicles and giving access to the attached garage.

This particular property occupies a good sized mature plot and is ideally situated within walking distance of Northallerton Town Centre, main line railway station, Country Hall, the library and all local amenities.

Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets. The nearby village of Romanby enjoys the benefit of Primary School, Village Shop, Post Office, Public House and Church.

AMENITIES

Communication - the A1 and A19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

There is a main line train station at Northallerton and additionally at Darlington bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

Schools – the area is well served by good state and independent schools. Local Primary schools plus local comprehensive schools are to be found at Northallerton,

Thirsk, Bedale and Richmond. Independent Schools can be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ripon, Ampleforth and Cundall.

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, North Yorkshire Dales and close to good local rivers and ponds.

Racing - Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

Golf - Romanby (Northallerton, Thirsk, Bedale and Darlington).

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery situated within walking distance of the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby, Football and Cricket Clubs and a number of gyms within the town.

The property is within an hour of at coast at Scarborough, Whitby and Redcar.

Hospital – the Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

The property comprises a superior, substantial 4-bedroomed detached family house which is brick built under a clay tile roof with attached garage to side. Externally at the front is a chippings driveway which curves around the front of the property and gives access onto a concrete driveway offering hardstanding for two vehicles and giving access to the attached garage. To the rear of the drive through chippings there is a brick fronted raised shrubbery and immediately to the front of the property is a concrete pathway to the front door with steps down to lawned garden which runs round the side of the property with a hedged boundary. There is a flagged pathway to the back and the back opens up to a good area of rear lawn. At the rear of the property is a flagged patio and path across the back and split level gardens with central brick ornamental wall which is quarry tiled topped and there are two areas of lawn with mature attractive shrub borders some of which are brick set edged. Space and base for shed.

Internally the property has UPVC sealed unit double glazing, gas fired central heating, quality fitted kitchen, bathroom and en suite. The accommodation to the ground floor extends to a nice light and airy entrance hall giving access to two reception rooms presently used as sitting and living rooms but offering scope for separate dining room subject to purchasers' requirements. The well out dining kitchen enjoys sitting / dining area together with fully fitted kitchen opening then into a utility room with separate downstairs WC. On the first floor the master bedroom enjoys the benefit of quality en suite shower room and the property is completed with three further double bedrooms together with family bathroom with shower over bath. There is an attached garage to the side of the property. The property is considered to have potential for extension to side and rear utilising the area over the garage and also the good sized rear gardens.

The property sitting as it does in a slightly elevated but very convenient location within walking distance of the town centre, all local amenities and good open countryside represents a highly desirable family house in a quality residential location and early inspection is recommended.

ACCOMMODATION

In through wood effect double glazed front door with central etched glass panel and lights to side into:

Entrance Hall

3.01m x 1.67m (9'11" x 5'6")

With coved ceiling. Inset ceiling light spots. Stairs to first floor. Doors to reception rooms.

Dining Room

4.72m x 3.01m (15'6" x 9'11")

With coved ceiling. Centre ceiling light point. Fitted carved dado rail. Double radiator. TV point. Views to front. Door to breakfast kitchen.

Sitting Room

4.72m x 3.66m (15'6" x 12')

Coved ceiling. Centre ceiling light point. Feature fireplace comprising carved mahogany and mantle shelf. Cut marble hearth and backplate with an inset living flame gas fire. Double radiator. TV point. Telephone point. Sky point. Sliding double glazed patio doors giving access via steps out to rear patio and garden and offering tremendous scope for further extension subject to purchasers' requirements and the necessary planning permissions.

Door from Hallway into:

Breakfast Kitchen

Nicely delineated into kitchen and seating / dining areas.

Sitting /Dining Area

210m to 3.05m x 3.07m (6'11" widening out to 10' x 10'1")

Coved ceiling. Ceiling light point. Double radiator. Built in understairs storage cupboard. Door to dining room. Archway through to:

Kitchen

2.86m x 3.78m (9'5" x 12'5")

With a tiled floor. Beamed ceiling with inset ceiling light spots. Attractive painted solid wood kitchen comprising good range of base cupboards topped with granite effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with mixer tap over. Built in Creda Europa Solar plus double oven and grill with NEFF four ring gas hob with extractor over. Fully tiled splashbacks. Windows to two sides providing plenty of light and having views over the rear garden. Space and plumbing for auto wash. Unit matched built in wine rack. Unit matched wall mounted shelved display shelving. Fitted plate rack over inner door to:

Utility Room

2.44m x 2.86m (8' x 9'5")

With a continuation of the tiled floor. Fitted work surface with 1 ½ bowl sink unit with mixer tap over. Space and plumbing for washer. Space for additional appliances. Double radiator. Ceiling light point.

Inner Vestibule Area

With opaque double glazed rear door giving access to outside and door through to:

Downstairs WC

1.52m x 0.91m (5' x 3')

With WC and inset ceiling light spots. Continuation of the tiled floor.

Stairs to First Floor with stained and polished pine balustrade leading up to:

First Floor Landing

4.03m x 0.93m (13'3" x 3'1")

With inset ceiling light spots.

Master Bedroom

4.72m x 3.01m (15'6" x 9'11")

With coved ceiling, centre ceiling light point. Double radiator. View to the front over the rooftops of Northallerton. Door to:

En Suite Shower Room
2.51m x 2.84m (8'3" x 9'4")

With fully tiled walls with contrasting tiled dado tile. Quality tiled floor. Fitted base unit with inset roker wash basin. Good selection of cupboard and drawer storage under the basin. Inset spots. Wall mounted shaving mirror and socket. WC. Corner shower cubicle with shower panel to two sides and a Grohe thermostatically controlled bar shower. Sliding door to front. Wall mounted heated towel rail / radiator. Extractor fan.

Bedroom No 2
2.84m x 3.55m (9'4" x 11'8")

Coved ceiling. Ceiling light point. Radiator. TV point. Window with views onto rear garden.

Bedroom No 3
Recessed Entrance opening into bedroom
2.79m x 3.66m (9'2" x 12')

With built range of bedroom furniture comprising wardrobes and inset dressing mirror. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 4
3.68m x 2.38m (12'1" x 7'10") plus built in double robe

Coved ceiling. Ceiling light point. Radiator.

Family Bathroom
2.69m x 1.74m (8'10" x 5'9")

Half tiled walls around except for end of slipper bath where there is a fully tiled shower area with fitted curved shower screen with quality gilded mixer tap with shower attachment. Unit inset wash basin with cupboard storage beneath. Matching WC. Wall mounted heated towel rail. Coved ceiling. Ceiling light point. Tile effect lino floor.

Attached Garage
2.46m x 5.89m (8'1" x 19'4")

Concrete floor. Beamed ceiling. Rear shelved storage. Light and power. Wall mounted British Gas 330 gas fired condensing central heating boiler.

GARDENS

In from the front onto chippings driveway which curves around the front of the property and then there is a concrete driveway offering hardstanding for two vehicles and gives access to the attached garage. To the back of the drive

through chippings drive there is a brick fronted raised shrubbery and immediately to the front of the property is a concrete path to the front door with steps down to the lawned garden which runs around the side of the property with a hedged boundary, flagged pathway to the back and the back opens up. There is a flagged patio and path across the back and then split level gardens with central brick ornamental wall which is quarry tile topped and there are two areas of lawn with mature and attractive shrub borders some of which are brick set edged. To the far end is a raised flagged patio and there hedged boundaries to all sides. Space and base for shed. To the side of the property is a concrete path with chippings edge to side with hedging.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Drainage, Electricity and Gas.

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 **F**. The current annual charge is **£2203.28**.





COMMITMENT

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- 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.
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