

S.4367

**Northallerton**  
**Estate**  
**Agency** 

**9 HAMBLETON AVENUE**  
**NORTHALLERTON DL7 8SW**



**A Particularly Attractive, Well Positioned, Traditional 3-Bedroomed Semi Detached Family House in Sought After Residential Location with Views over the Adjacent Cricket Field**

- Fully Double Glazed
- Gas Fired Central Heating
- Scope for Internal Refurbishment
- Hardstanding for Three Vehicles
- Detached Garage – Gardens Front & Rear
- Offered Chain Free – Early Completion

**Offers in the Region of: £185,000**

# 9 Hambleton Avenue, Northallerton DL7 8SW

## SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	6 miles	Teesside	16 miles
Bedale	6 miles	Yarm	14 miles
Richmond	14 miles		

**Hambleton Avenue** is situated off Boroughbridge Road and represents a quiet and very conveniently situated, much sought after and desirable residential area within walking distance of good local amenities in and around Romanby and within walking distance of Northallerton Town Centre, Railway Station, County Hall, a good range of amenities and close to attractive countryside and is within walking distance of a number of good local primary schools and local college.

The property enjoys a quiet and attractive mature plot in this much sought after area with gardens to front and rear with a particular feature being that the rear garden looks out over the adjacent cricket field and pavilion.

The property is close to a comprehensive range of local amenities, services, schools and shopping with additional market town shopping and services being 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 8 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 property is within walking distance of the local main line train station at Northallerton. The line runs 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 Teesside (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 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.

**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.

## DESCRIPTON

The property comprises a traditional brick built with tiled roof 3-bedroomed semi-detached family house which enjoys rendering to the upper elevation to front.

The property externally has tarmac driveway which leads down the side of the property, gives access to the detached garage and offers hardstanding for three vehicles. To the side of the driveway and representing the front garden is an area of lawn which has flagged pathway around and the front boundary is a wall which is stone topped with post and plank fencing to the other side. There is gated access to the rear garden off the driveway and the rear garden has a central pathway with good deep shrubberies and a lawned area. There is post and plank fence to the far end with gated access out onto the cricket pitch.

Internally the property has full double glazing which is a mix of UPVC sealed unit and wooden sealed unit and has gas fired central heating. It is considered that there is scope for updating and modernisation together with scope to extend to the side.

The property is offered available for early completion and is chain free. Early inspection is recommended to appreciate this property's position and potential.

## ACCOMMODATION

Up step under covered entrance to hardwood front door with upper etched glass light into:

**Entrance Hall**  
**1.79m x 4.37m (5'11" x 14'4")**

With stairs to first floor. Wall light point. Double radiator.

**Downstairs WC / Cloakroom**  
**1.37m x 0.76m (4'6" x 2'6")**

Duoflush low level WC. Corner wash basin. Light point. Opaque glazed window to side.

**Lounge/Diner**  
**8.33m x 3.88m (27' 4" x 12'9") overall with central arch.**

Dining Area: Deep bay window. Double radiator.  
Sitting Area: Deep bay window. Double radiator. Chimney breast mounted Baxi Bermuda LFE5 super gas fire with central heating back boiler. Ceiling light point. TV point.

**Kitchen**  
**3.91m x 2.10m (12'10" x 6'11") opening out to 7'7"**

Range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Work surface inset Electrolux four ring electric hob. Fitted Hotpoint electric double oven and grill. Space and point for washer. Space for fridge. Picture window overlooking rear garden and across to the cricket pitch. Hardwood door with upper opaque glazed panel out to side. Ceiling light point.

**Stairs to First Floor** with stained and polished newel post and balustrade mounted on wrought iron spindles and giving access to:

**First Floor Landing**  
**2.61m x 1.27m (8'7" x 4'2")**

Window to side. Wall light point. Attic access.

**Bedroom No. 1**  
**3.98m x 3.88m (13'1" x 12'9") max**

Fitted wall length wardrobes. Cupboard storage over. Radiator. Ceiling light point.

**Bedroom No. 2**  
**3.68m x 3.20m (12'1" x 10'6")**

Wall length bedroom furniture comprising two double wardrobes with cupboard storage over. Central dressing table with upper vanity shelf. Radiator. Ceiling light point. Views over the cricket pitch and pavilion. Telephone point.

**Bedroom No. 3**  
**1.79m x 2.18m (5'11" x 7'2")**

Ceiling light point. Radiator.

**Bathroom**  
**2.03m x 2.15m (6'8" x 7'1")**

Having coloured suite comprising low level bath with Mira Sport electric shower. Fitted shower curtain track. Matching pedestal wash basin and slimline cistern WC. Ceiling mounted heater light. Built in airing cupboard with lagged cylinder and shelved storage over.

**OUTSIDE**

**Detached Garage**  
**6.80m x 2.71m (22'4" x 8'11")**

Brick built with a flat roof. Twin wooden doors to the front. Pedestrian door to side. Concrete floor. Light hand power.

**Gardens**

To the side of the driveway and representing the front garden is an area of lawn which has flagged path around, the front boundary is a wall which is stone topped, post and plank fencing to the other side. Down the driveway is access to the garage. There is a gated access to the rear garden which has a centre pathway with good deep shrubberies and a lawned area. Post and plank fence to the far end with gated access onto the cricket pitch.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

Through Northallerton Estate Agency – tel. no. 01609 771959.

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

Mains water, electricity, gas and drainage.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1300.07**.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. No. (01609) 779977.



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- Any plans may not be to scale and are for identification purposes only.
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