

S.4434

Northallerton
Estate
Agency 

**91 FOREST ROAD
NORTHALLERTON DL6 1LD**



A Well Laid Out & Spacious 3 Bedroomed Traditional Mid-Terraced Family House in Convenient Residential Location with Gardens to Front And Rear

- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Scope for Updating & Modernisation
- Within Walking Distance of Town Centre & Local Amenities
- Close to Open Countryside

**PRICE: OFFERS IN THE REGION OF £129,950
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION. PRICED TO SELL.**

91 Forest Road, Northallerton DL6 1LD

SITUATION

| | | | |
|--------|----------|------------|----------|
| A.1 | 7 miles | Darlington | 15 miles |
| Thirsk | 7 miles | York | 30 miles |
| A.19 | 6 miles | Teesside | 16 miles |
| Yarm | 13 miles | Richmond | 16 miles |

(All distances are approximate)

Forest Road is a quiet and conveniently situated residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, Hospital and all local amenities and attractive countryside.

The town of Northallerton has a good range of educational, recreational and medical facilities together with weekly markets and varied shopping. Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major shopping centres are at York, Teesside and Middlesbrough. The property is also within walking distance of a local Co-op shop.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an area of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

AMENITIES

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

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington

Communications – the property enjoys excellent communications as previously detailed and lies in an area, which has outstanding commuting opportunity.

Schools – The area is well served by good state and independent schools. Local Primary and Secondary Schools in Northallerton, Thirsk and Richmond. Independent schools to be found at Teesside, Yarm, Barnard Castle, Polam Hall (Darlington) and

Queen Mary's at Baldersby.

DESCRIPTION

The property comprises a traditional mid terraced brick built 3 bedroomed family house with pantile roof situated in quiet residential location within easy reach of Northallerton Town Centre, County Hall, good local amenities and nearby open countryside. The property enjoys the benefit externally of a nice sized, low maintenance garden to front which is chipped with numerous inset shrubs. There is a concrete walkway down to the front door which also gives access to the passage which the property shares with next door and gives good access to the rear.

To the rear the property enjoys the benefit of a good sized patio area and main area of lawn with post and panel fencing.

The front garden is low maintenance behind ornamental stone wall with a central water feature and numerous established shrubs.

Internally the property enjoys the benefit of sealed unit double glazing and gas fired central heating. It has well laid out and spacious 3 bedroomed family accommodation which on the ground floor has benefited from the addition of a nice sized sun lounge, whilst on the first floor there are 3 bedrooms and bathroom with electric shower. The property has scope for updating and modernisation and is available for early occupation. Early inspection is recommended.

ACCOMMODATION

In through covered entrance through hardwood front door with upper etched glass panels into:

Entrance Vestibule

1.52m x 0.98m (5' x 3'3")

With double glazed window. Ceiling light point. Internal opaque glazed panelled door with light to side leads into:

Entrance Hall

1.49m x 1.32m (4'11" x 4'4")

With ceiling light point. Radiator. Telephone point. Stairs to first floor. Door to:

Sitting Room

3.50m x 5.25m (11'6" x 17'3")

Coved ceiling. Two ceiling light points. Double radiator. TV point. Carved and stained dado rail. Feature fireplace comprising stained and carved mahogany surround and mantle shelf. Cut marble backplate and hearth with a hearth mounted Baxi Bermuda GF super gas fire with central heating back boiler. Door to:

Kitchen

6.30m x 2.89m (20'8" x 9'6") max

Coved ceiling. Three ceiling light points. Double radiator. Telephone point. Good sized understairs store cupboard. Nice

range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer and dishwasher. Built in Hygena Royal Deluxe gas oven topped with four ring Bosch gas hob with extractor over. Built in eye level fridge with unit matched door to front. UPVC sealed unit double glazed door to rear. Sliding patio doors giving access to:

Sun Lounge

2.51m x 3.66m (8'3" x 12')

With laid wood laminate floor. Thermalactic ceiling. Two wall light points. Door out to rear patio and gardens.

Stairs to First Floor with balustrade leading up to:

First Floor Landing

3.66m x 0.96m (12' x 3'2")

Ceiling light point. Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with shelves storage over.

Bedroom No. 2

3.76m x 2.71m (12'4" x 8'11") into wall length mirror fronted sliding door wardrobe.

Radiator. Ceiling light point. TV point. Built in shelved storage cupboard.

Bedroom No. 1

4.03m x 3.52m (13'3" x 11'7")

With fitted wall length mirror fronted bedroom furniture. Ceiling light point. Radiator.

L Shaped Bedroom No. 3

3.52m x 1.69m (11'7" x 5'7") opening out to 9' (2.74m)

Ceiling light point. Radiator. Useful recess for wardrobing, desk etc.

Bathroom

1.47m x 1.64m (4'10" x 5'5")

Fully tiled walls and suite comprising panelled bath with Gainsborough Impulse electric shower over. Matching pedestal wash basin. Ceiling light point.

Separate WC

0.83m x 1.67m (2'9" x 5'6")

With WC and ceiling light point.

OUTSIDE

Shed

2.15m x 0.86m (7'1" x 2'10") max

Concrete built. Concrete floor. Shelving.

Shed

2.30m x 1.69m (7'7" x 5'7")

Wooden construction. Light and power.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Drainage, Gas and Electricity.

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 **£1207.29**.



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