

S.4493

Northallerton
Estate
Agency 

84 CROSBY ROAD
NORTHALLERTON DL6 1AG



An Immaculately Presented and Situated, Well Laid Out & Spacious 3-Bedroomed Traditional Semi Detached Family House

- **Completely Refurbished & Extended**
- **UPVC Sealed Unit Double Glazing**
- **Gas Fired Central Heating**
- **Quality Fitted Kitchen & Bathroom**
- **Good Sized Private Gardens to Rear**
- **Convenient Sought After Location**

OFFERS IN THE REGION OF £225,000

84 CROSBY ROAD, NORTHALLERTON DL6 1AG

SITUATION

A1	6 miles	Thirsk	9 miles
A.19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles

84 Crosby Road is very conveniently and attractively situated in this much sought after and highly desirable residential area within walking distance of the Town Centre and all local amenities. The property is convenient for Thirsk, Bedale, A1, A19, Leeds and the main centres of commerce.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and is situated in an excellent rural location offering tremendous walking, riding, cycling and leisure activities in the locality.

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

The property is within easy reach of the Coast of Scarborough, Whitby and Redcar where further leisure activities can be found.

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. There are a number of renowned Primary Schools within the Town. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, 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.

DESCRIPTION

The property comprises a well laid out, immaculately presented and spacious, traditional 3-bedroomed semi-detached family house which particularly attractive accommodation which enjoys on the ground floor two good sized reception rooms together with quality fitted kitchen and separate utility room, whilst on the first floor there are 3 good sized bedrooms together with a quality fitted bathroom. The property is fully double glazed and has gas central heating.

Externally the property enjoys to the front block paved driveway offering hardstanding plus access to the garage with a lawned front garden area which is fronted by post and rail fencing with chippings and inset miniature ferns whilst to the rear the property enjoys an attractive flagged patio area with steps up to main lawned garden area which is of a good size and enjoys chippings around. Close boarded fencing on all sides plus an additional flagged seating area provides for a high degree of privacy together with colourful established borders providing a lovely backdrop to the property.

The offering of 84 Crosby Road presents a rare opportunity for the discerning purchaser to acquire a quality property in a sought after residential area which is immaculately presented. Early inspection essential to appreciate the property and its presentation.

ACCOMMODATION

In up step through sealed unit double glazed front door with twin etched panels, etched glass lights to side leading into:

Entrance Hall

4.90m x 1.79m (16'1" x 5'11")

With coved ceiling. Ceiling light point. Double radiator. Stairs to first floor. Secondary ceiling light point. Useful understairs storage area. Door to:

Downstairs WC

1.64m x 0.81m (5'5" x 2'8")

With a white suite comprising duoflush WC, wall mounted corner basin with mixer tap. Tiled splashback. Wall mounted heated towel rail. Extractor fan. Ceiling light point.

Sitting Room

4.27m x 3.81m (14' x 12'6") max into bay

Coved ceiling. Ceiling light point. Feature fireplace comprising pine surround, slate tiled hearth, brick exposed backplate with wood burning stove. Radiator. Telephone point.

Living / Dining Room

3.81m x 3.62m (12'6" x 11'11")

Coved ceiling. Ceiling light point. Double radiator. Hearth inset quality wood burning stove. Laid wood laminate floor, Archway through into:

Kitchen Area

5.49m x 2.61m (18' x 8'7")

With an attractive fully fitted beech fronted range of base and wall cupboards, granite effect work surface with inset single drainer, 1 ½ bowl stainless steel sink unit with mixer tap over. Space and point for electric cooker. Brushed steel extractor over. Space and plumbing for auto wash. Space for fridge freezer. Three ceiling light points. Two inset roof light velux providing for a nice degree of natural light through the living and kitchen areas. Attractive tiled splashbacks. UPVC sealed unit double glazed French doors out to rear garden.

Internal Utility Room

2.33m x 1.93m (7'8" x 6'4")

With a good range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash and space for additional appliance. Tiled splashbacks. Ceiling light point. Extractor fan. Door through into Garage.

Stairs to First Floor have painted balustrade and spindles leading up to:

First Floor Landing

2.30m x 0.81m (7'7" x 2'8")

With ceiling light point. Over stairwell lighting.

Bedroom No. 3

2.49m x 2.20m (8'2" x 7'3")

With ceiling light point. Radiator. Built in overstairs wardrobe.

Bedroom No. 1

3.47m x 3.78m (11'5" x 12'5")

Radiator. Ceiling light point.

Bedroom No. 2

3.81m x 3.66m (12'6" x 12')

Ceiling light point. Attic access. Double radiator. Good views out onto rear garden.

Bathroom

2.38m x 1.74m (7'10" x 5'9")

Fully tiled with laminate floor. Panelled ceiling. White suite comprising beech panelled bath and a Creda Aquawave electric shower over. Duoflush WC with Slimline cistern. Inset wash basin with mixer tap over. Shaver light, mirror and socket. Heated towel rail. Goldair electric heater. Ceiling light. Expelair extractor fan.

Garage

8.75m x 2.71m (28'9" x 8'11") max

With up and over door to front. Double glazed pedestrian door to rear. Light and power. Eaves storage. Wall mounted BIASI combination gas fired condensing boiler.

Garden

The property enjoys to the front block paved driveway offering hardstanding plus access to the garage with a lawned front garden area which is fronted by rustic post fencing.

The rear garden enjoys an attractive flagged patio area with step up to lawned garden area which is chipped all around. Close boarding fencing to all sides and an additional flagged seating area to the rear of the garden together with colourful established borders providing a lovely private backdrop to the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

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 C. Please check with Hambleton District Council on the current charge.



COMMITMENT

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- 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.

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