

S.4512

Northallerton
Estate
Agency 

THE GREEN
DANBY WISKE, NORTHALLERTON DL7 0NQ



**A Well Laid Out & Spacious 3 – 4 Bedroomed Three Storey Cottage
Property in Attractive Rural Village Location**

- UPVC Sealed Unit Double Glazing
- Newly Fitted Gas Fired Central Heating
- Attractively Presented Throughout
- Courtyard to Rear
- Attractive Central Village Location

Offers in the Region of £180,000

The Green, Danby Wiske, Northallerton DL7 0NQ

SITUATION

Richmond	12 miles	Northallerton	4 miles
Darlington	14 miles	Bedale	10 miles
A19	8 miles	A1	8 miles
Teesside	26 miles	Thirsk	11 miles

(All distances are approximate)

The property is attractively positioned in the centre of this much sought after and highly desirable North Yorkshire village of Danby Wiske approximately 3 – 4 miles north of Northallerton and within reasonable commuting distance of Darlington, Teesside, Richmond, Middlesbrough and surrounding centres of commerce.

The village of Danby Wiske enjoys the benefit of a number of facilities including 12th Century Church, Village Inn and a superb rural position. This area of North Yorkshire has always proved to be popular and there are numerous leisure and amenity activities to be enjoyed in the area. The village is additionally on the coast to coast walk.

The property is situated only an hour from the coast at Whitby, Scarborough and Redcar and is midway between the North Yorkshire Dales and the North Yorkshire Moors both which are highly accessible.

AMENITIES

Shopping – market town shopping is available at Richmond, Catterick, Northallerton and Bedale whilst the major centres of Teesside, York, Leeds and Newcastle are within convenient commuting distance.

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, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

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

Education – this area of North Yorkshire is well served for state and private education with secondary and comprehensive schools at Northallerton, Darlington, Richmond and Bedale. There is a good range of private schooling in the area including Darlington, Ampleforth, Yarm, Newton le Willows and Queen Mary's at Baldersby.

Communication - The property is well situated some 9 miles from the A.1 and A.19 trunk roads which provides excellent access to routes north and south and the property is convenient for Northallerton, Darlington, Stokesley and surrounding areas where a full and comprehensive range of educational, recreational and medical facilities are to be found together with twice weekly markets and varied shopping centres. There are east coast main line train stations at Middlesbrough, Darlington and Northallerton bringing London within 2 ½ hours commuting time. There are

International Airports at Durham Tees Valley (25 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

The property comprises a brick built and clad with pantile roof 3-bedroomed traditional mid terraced village cottage property which enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. To the front there is a chippings area leading then onto a flagged walkway across the front.

ACCOMMODATION

In through multi paned single glazed front door into:

Entrance Vestibule 2.13m x 1.06m (7' x 3'6")

With tiled floor. Display window ledges. Half pine panelled walls. Pine panelled ceiling with central ceiling light point. Internal multi paned double glazed panelled door into:

Entrance Hall 1.16m x 0.91m (3'10" x 3')

With inset matwell. With ceiling light point. Coved Ceiling.

Front Room 5.20m x 3.78m (17'1" x 12'5")

With coved ceiling with centre light point. Feature fireplace comprising stained and polished pine surround and mantle shelf with a tiled hearth and backplate. Door giving stairs to first floor. Stripped pine door to:

Kitchen/Diner 2.96m x 3.88m (9'9" x 12'9")

With fitted kitchen comprising range of beech veneered base and wall cupboards. Matching work surfaces with tiled splashback. Inset single drainer, single bowl moulded sink unit. Space and plumbing for washer. Space and plumbing for dishwasher. Space for fridge. Space and point for electric cooker. Space for further appliance together with table. Pine dado rail. Ceiling light point. Rear UPVC sealed unit double glazed door out to rear yard. Double radiator. Door to:

Pantry 2.18m x 0.98m (7'2" x 3'3")

Wall light point. Power points.

Stairs to First Floor have stripped and polished balustrade leading up to central turn to:

Main Landing 1.83m x 4.77m (6' x 15'8")

With stairs to second floor. Ceiling light point. Useful good sized understairs store cupboard. Door to:

Bedroom No.**3.35m x 2.91 (11' x 9'7")**

With ceiling light point and radiator.

Bedroom No. 2**3.47m x 3.81m (11'5" x 12'6") max**

With bedroom furniture comprising two double wardrobes with shelving. Range of built in base cupboards. Inset wash basin with shaver light and mirror. Tiled splashback. Radiator. Ceiling light point. Telephone point.

Bedroom No. 3**2.05m x 3.15m (6'9" x 10'4")**

With radiator and ceiling light point. TV point.

Internal Bathroom**1.79m x 1.67m (5'11" x 5'6")**

With suite comprising panelled bath, fully tiled around with Essential 9.5 electric shower. Matching pedestal wash basin and WC with half tiled walls to rear. Fitted shower screen. Marley extractor fan. Ceiling light point. Wall mounted shaver socket.

Stairs to Second Floor have twin balustrades leading up to:

Second Floor Landing**3.22m x 4.21m (10'7" x 13'10") max overall**

With useful under eaves storage cupboards. Shelved linen cupboard. Inset Velux roof light. Inset ceiling lights.

Bedroom**4.21m x 3.42m (13'10" x 11'3")**

With inset ceiling light spots. Under eaves storage. Inset Velux roof light.

OUTSIDE

The rear yard is flagged and chipped with rendered painted walls. There is a gated access and pedestrian access across the rear of the public house.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment with Northallerton Estate Agency – Tel. No. 01609 771959.

SERVICES

Mains water, electricity drainage and LPG gas central heating. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1055.56**.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 771959.



COMMITMENT

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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.
- 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.
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- 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.

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