

**77 BOROUGHBRIDGE ROAD**  
**NORTHALLERTON DL7 8BW**



**An Attractively Presented Well Laid Out & Spacious 4 Bedroomed Detached  
Dormer Bungalow  
Residence Situated In a Premier Residential Location**

- Attractively Presented Internally & Externally
- Scope for Extension
- Situated On Good Sized Plot with Gardens to Three Sides
- Detached Garage with Hard-standing To Front
- Within Walking Distance of the Town Centre
- Easy Access to All Local Amenities

**Offers in the Region of: £270,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 77 Boroughbridge Road, Northallerton DL7 8BW

## SITUATION

A1	7 miles	Thirsk	7 miles
A19	7 miles	Catterick	10 miles
Darlington	15 miles	York	30 miles
Teesside	16 miles	Bedale	7 miles
Ripon	16 miles	Yarm	20 miles
Richmond	14 miles		

(All distances are approximate)

**Boroughbridge Road** is very conveniently situated on the southern approach to Northallerton, the County Town of North Yorkshire. The area is regarded as a highly desirable residential area on the southern fringe of Northallerton. The property is nicely set back and stands in a prominent position on a substantial plot which provides a high degree of privacy and yet is within walking distance of the town centre, village amenities and local amenities. The property is situated within walking distance of the Railway Station, County Hall, and nearby open countryside.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied High Street shopping and twice weekly markets. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York. The major centres of Leeds and Newcastle are both within convenient commuting distance by the A1 and A19 trunk roads, both of which are located within 8 miles travelling distance of the property. The town of Northallerton is further complemented by an East Coast Mainline Train Station within walking distance of the property and runs from London to Edinburgh bringing London within 2 ½ hours commuting time and additionally providing access via the Transpennine Line 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 in an area of particularly attractive countryside and is situated within an hour's travelling distance of the North 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

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

**Schools** – the area is well served by good state and independent schools. There are a number of locally renowned primary schools within Northallerton and the property is within walking distance of Romanby, Broomfield and Sacred Heart. Local comprehensive schools are to be found at Northallerton and Thirsk and Bedale whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, and Northallerton Cricket Club.

The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

## DESCRIPTION

The property comprises a well-positioned brick built with clay tiled roof, 4-bedroomed detached substantial dormer bungalow residence situated in a good residential area on a good sized attractive plot on the favoured south side of Northallerton.

Externally the property enjoys to the front a large lawned garden which rises slightly with some mature shrubs. To the side, the property enjoys a lawned garden area with post and panelled fencing. To the rear of the property is a brick built detached garage with light and power and up and over door to front, double glazed door to side. To the front of the garage is concrete hardstanding for two vehicles. There is a double gated access and parking suitable for a caravan. The rear garden has a flagged area, space and base for shed, a chippings area and a main area of lawned garden. There is an additional concrete seating area and it is enclosed with post and plank fencing providing a high degree of privacy. Outside tap. There is wrought iron gated pedestrian access off Boroughbridge Road.

Internally the property has UPVC sealed unit double glazing and gas central heating. It has been updated and refurbished by the present owners to include a new kitchen and bathroom and enjoys well laid out and spacious, attractively presented accommodation. The property standing on a good sized plot still retains scope for further extension subject to purchasers requirements and the necessary planning permissions but represents an excellent opportunity to purchase a four bedroomed detached residence in a good location with scope to provide various residential layouts.

The property is offered chain free and is available for early occupation. Early inspection is recommended to appreciate the property, its presentation and attractive plot.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with coloured glass lights to side into:

### Entrance Hall

**1.95m x 1.80m (6'5" x 5'11")**

With stairs to first floor. Ceiling light point. Radiator. Telephone point. Useful understairs storage and cloaks cupboard.

### Sitting Room

**5.28m x 3.78m (17'4" x 12'5")**

Large double glazed window to front and side. Feature fireplace comprising mahogany surround with tile effect back plate and hearth. Hearth mounted Baxi Gas Flame super gas fire. Coved ceiling. Two ceiling light points. Single radiator. Double radiator. TV point. Internal opaque glazed sliding door into:

### Dining Room

**2.89m x 3.45m (9'6" x 11'4")**

Windows to two sides. Two radiators. Ceiling light point. Coved corniced ceiling. TV point. Network socket.

### Breakfast Kitchen

**4.72m x 2.89m (15'6" x 9'6")**

Newly fitted kitchen comprising attractive range of white fronted base and wall cupboards with brushed steel door furniture. Wood effect work surfaces with inset 1 ½ bowl single drainer quality sink unit with mix tap over. Space for Rangemaster cooker with tiled splashback. Rangemaster extractor over. Space and plumbing for washer. Space and plumbing for slimline dishwasher. Under unit kick space heater. Attractive splashbacks with inset feature tiles. Baxi Solo condensing boiler.

### Pantry

**1.37m x 1.29m (4'6" x 4'3")**

Shelved storage. Space for fridge / freezer etc. Ceiling light point. Power points.

### Bedroom No 4 / Study

**2.38m x 2.84m (7'9" x 9'4")**

Ceiling light point. Radiator. Windows to two sides.

### Bathroom

**2.46m x 2.35m (8'1" x 7'9")**

With white suite comprising panelled bath with quality mixer tap and enjoying mains drench shower over with separate hand shower attachment. Fully tiled around with a foldout shower screen. Half tiling to one other wall where there is a matching pedestal wash basin and Duoflush WC. Built in recessed shelved storage cupboard. Manrose extractor fan. Ceiling light point. Double radiator.

**Stairs to First Floor** have stained and polished mahogany balustrades leading up to:

### First Floor Landing

**2.10m x 3.35m (6'11" x 11'0")**

Ceiling light point. Access to eaves storage. Seating area. Picture window providing natural light.

### Bedroom No. 1

**4.64m x 3.37m (15'3" x 11'1")**

Windows to two sides providing ample natural light. Radiator. Built in wardrobe. Two further double wardrobes. Additional linen cupboard.

### Bedroom No. 2

**2.99m x 2.33m (9'10" x 7'8")**

With eaves storage access. Radiator. Ceiling light point.

### Bedroom No. 3

**2.86m x 3.55m (9'5" x 11'8") max plus** built in bedroom furniture comprising double wardrobe with storage over. Single wardrobe. Separate shelved storage cupboard. Ceiling light point. Overbed light. Radiator.

### First Floor WC

**1.18m x 1.64m (11" x 5'5")**

Attractive white suite comprising Duoflush WC, unit inset wash basin with mixer tap over. Cupboard storage beneath basin. Tiled splashback and surround. Radiator. Ceiling light point. Ceiling light pull.

### Gardens

To the front is a large lawned garden which rises slightly with some mature shrubs. To the side, the property enjoys a lawned garden area with post and panelled fencing. To the rear of the property is a brick built detached garage with light and power and up and over door to front, double glazed door to side. To the front of the garage is concrete hardstanding for two vehicles. There is a double gated access and parking suitable for a caravan. The rear garden has a flagged area, space and base for shed, a chippings area and a main area of lawned garden. There is an additional concrete seating area and it is enclosed with post and plank fencing providing a high degree of privacy. Outside tap. There is wrought iron gated pedestrian access off Boroughbridge Road.

## GENERAL REMARKS & STIPULATIONS

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

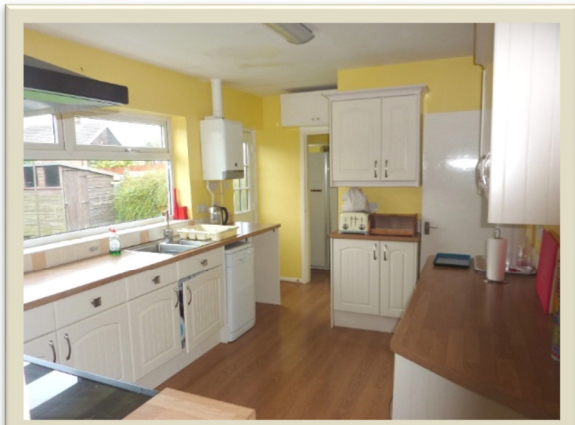
**SERVICES** - Mains Water, Electricity, Gas and Drainage.

**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 **E**. The current annual charge is **£1859.27**.





**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.