

S.4550

Northallerton
Estate
Agency 

93 TURKER LANE
NORTHALLERTON DL6 1QJ



An Attractively Presented, Particularly Well Laid Out & Spacious Four Bedroomed Detached Family House Set in a Quiet yet Accessible Residential Area with Panoramic Views Out to Rear Over Uninterrupted Surrounding Countryside

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Quality Fitted Kitchen, Bathroom & En Suite
Four Good Sized Bedrooms

Double Glazed Conservatory to Rear
Income Generating Solar Panels to Roof
Attractive Grounds & Gardens
Particularly Attractive Uninterrupted Views

Price: Offers in the Region of £400,000

93 TURKER LANE, NORTHALLERTON DL6 1QJ

SITUATION

Bedale	7 miles	A1	7 miles
Darlington	15 miles	A19	8 miles
Thirsk	7 miles	York	30 miles
Teesside	17 miles	Richmond	14 miles
Ripon	16 miles	Yarm	15 miles
Catterick	12 miles		

The property is situated on Turker Lane which is a very conveniently situated minor road just off Stokesley Road and represents a much sought-after residential area of Northallerton. The property is attractively situated on a nice sized plot with uninterrupted views over open countryside.

The property is situated within easy and convenience walking distance of the town centre, the Allertonshire School, Stone Cross being the headquarters of Hambleton District Council and the well-equipped local Leisure centre with leisure pool.

It is within easy walking distance of Northallerton town centre which boasts a comprehensive range of educational, recreational, and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A1 and A19 trunk roads. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time, and additionally via the Transpennine line that calls at this station, there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport.

There is an international airport at Durham Tees Valley. Additional market town shopping is available at Thirsk, Darlington and Richmond, and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

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 with local primary schools within walking distance of the property together with a number of renowned local primary schools within the Northallerton catchment area. Local comprehensive schools are to be found at Northallerton, Thirsk, and Richmond 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, Northallerton. The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

DESCRIPTION

93 Turker Lane comprises a superior, substantial brick built with clay pantile roof 4-bedroomed detached family house enjoying the benefit of a nice sized plot with panoramic views out to the rear over surrounding countryside.

Internally the property enjoys the benefit of gas fired central heating and UPVC sealed unit double glazing. It has well laid out and spacious, attractively presented family accommodation with quality fitted kitchen having separate utility room, two good sized reception rooms and downstairs WC. Whilst on the first floor there are four good sized bedrooms with the Master bedroom suite enjoying quality en suite facilities together with separate dressing room.

Externally the property is approached from the front onto block paved driveway offering hardstanding for up to six vehicles and giving access to the detached double garage. To the immediate front of the property is the front garden which is lawned with deep shrub borders. There is a continuation of the block paved driveway which leads up via steps to the front door and there is an outside tap to the side of the property. The block paving continues to the rear and opens out onto a good-sized patio with the main rear gardens being lawned with shrub borders with a post and rail fence to the rear. The property has the advantage of open uninterrupted views over panoramic surrounding countryside and enjoys a particularly attractive view of the recently completed wildlife pond at the rear.

The property enjoys the benefit of solar panels which are owned by the property and are subject to a feeding tariff providing for very low electricity bills and/or income generation for the owner.

The offering of **93 Turker Lane** represents an all too rare opportunity for the discerning purchaser to acquire a substantial four bedroomed family house in a stunning location with tremendous views out but is nevertheless within easy and very convenient walking distance of excellent local amenities within a country town.

Early inspection recommended.

ACCOMMODATION

In up step through wood effect UPVC sealed unit double glazed front door with canopy over with outside light leading into:

Entrance Hall
3.17m x 2.44m (10'5" x 8')

With a coved corniced ceiling. Flush mounted light point. Radiator. Stairs to first floor. Telephone point. Door to:

Downstairs WC

1.42m x 1.45m (4'8" x 4'9")

With duoflush WC, unit inset wash basin with cupboard storage beneath and a tiled splashback. Flush mounted light point. Extractor fan. Radiator.

From the Hallway:

Sitting Room

3.73m x 6.70m (12'3" x 22') max into bay

Bay window to front. Double radiator. Ornate coved ceiling. Two ceiling light point. Feature fireplace comprising oak surround and mantle shelf. Cut marble hearth and backplate and an inset living flame gas fire. TV point. Further radiator. Sliding double glazed patio doors to rear giving access to:

Conservatory

2.74m x 2.74m (9' x 9')

Full height french doors out to rear patio and gardens. Centre ceiling light point and power points. Underfloor heating. Lovely views over garden and further to surrounding countryside.

Access from the Hallway

Dining Room

3.35m x 3.27m (11' x 10'9")

Ornate coved ceiling. Ceiling light point. Radiator. Door through to:

Kitchen

3.96m x 2.69m (13' x 8'10")

With an attractive burr oak range of base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap. Built in NEFF brushed steel and glass double oven and eye level grill. Unit inset five ring Beaumatic gas hob. Attractive tiled splashbacks. Brushed steel and glass extractor over hob. TV point. Door to shelved pantry with light point. Door through to:

Utility Room

1.88m x 2.86m (6'2" x 9'5")

With a range of base cupboards topped with granite effect work surfaces an inset single drainer, single bowl stainless steel sink unit with mixer tap. Space and plumbing for washer. Space for dryer. Space and plumbing for dishwasher. Baxi solo condensing gas fired central heating boiler. Floor mounted solar panel storage unit. Ceiling light point. UPVC sealed unit double glazed door out to rear. Radiator.

Stairs to First Floor with painted balustrade and spindles leadings up to:

First Floor Landing

2.59m x 0.98m (8'6" x 3'3")

Ceiling light point. Attic access.

Bedroom No. 1

4.37m x 3.35m (14'4" x 11') plus wall length triple wardrobes

Radiator. Coved ceiling. Ceiling light point. Overbed light pull. TV point. Door to:

En Suite Dressing Room

1.85m x 1.95m (6'1" x 6'5")

With flush mounted light point. Radiator. Shuttering. Built in wardrobe with storage and hanging. Window to front.

En Suite Shower room

1.47m x 2.69m (4'10" x 8'10")

Fully tiled walls. Suite comprising shelf contained shower cubicle with Mira XL mains shower. Matching duoflush WC. Unit inset wash basin with cupboard storage beneath. Mixer tap. Tiled splashback. Shaver light, socket, and mirror. Ceiling light point. Radiator. Opaque glazed window to rear.

Bedroom No. 2

3.83m x 3.35m (12'7" x 11')

With three double wardrobes. Coved ceiling. Light point. Radiator. Upper door to airing cupboard housing lagged cylinder with storage to side.

Bedroom No. 3

2.71m x 2.94m (8'11" x 9'8")

Fitted double wardrobe with matched shelved store to side. Coved ceiling. Centre ceiling light point. Radiator. TV point.

Bedroom No. 4

2.71m x 2.61m (8'11" x 8'7")

Coved ceiling. Centre ceiling light point. Radiator. Presently used as office.

Family Bathroom

2.30m x 1.64m (7'7" x 5'5")

Fully tiled around bath, half tiled to remainder of walls. White suite comprising panelled bath with thermostatically controlled mixer tap and shower attachment over. Unit matched slimline cistern duoflush WC. Unit inset wash basin with cupboard storage beneath and mixer tap over. Wall mounted shaver light, socket and mirror. Radiator.

OUTSIDE

Detached Garage

5.08m x 4.93m (16'8" x 16'2")

Brick built with a pantile roof. Electrically operated roller shutter door to front, pedestrian door to side. Extensive partially boarded eaves storage. Light and power.

Gardens

Externally the property is approached from the front onto block paved driveway offering hardstanding for up to six vehicles and giving access to the detached double garage. To the immediate front of the property is the front garden which is lawned with deep shrub borders. There is a continuation of the block paved driveway which leads up via steps to the front door and there is an outside tap to the side of the property. The block paving continues to the rear and opens out onto a good-sized patio with the main rear gardens being lawned with shrub borders with a post and rail fence to the rear. The property has the advantage of open uninterrupted views over panoramic surrounding countryside and enjoys a particularly attractive view of the recently completed wildlife pond at the rear.

To the rear of the garage is a flagged storage area offering space for a shed. Stunning views out over surrounding countryside.

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 E.





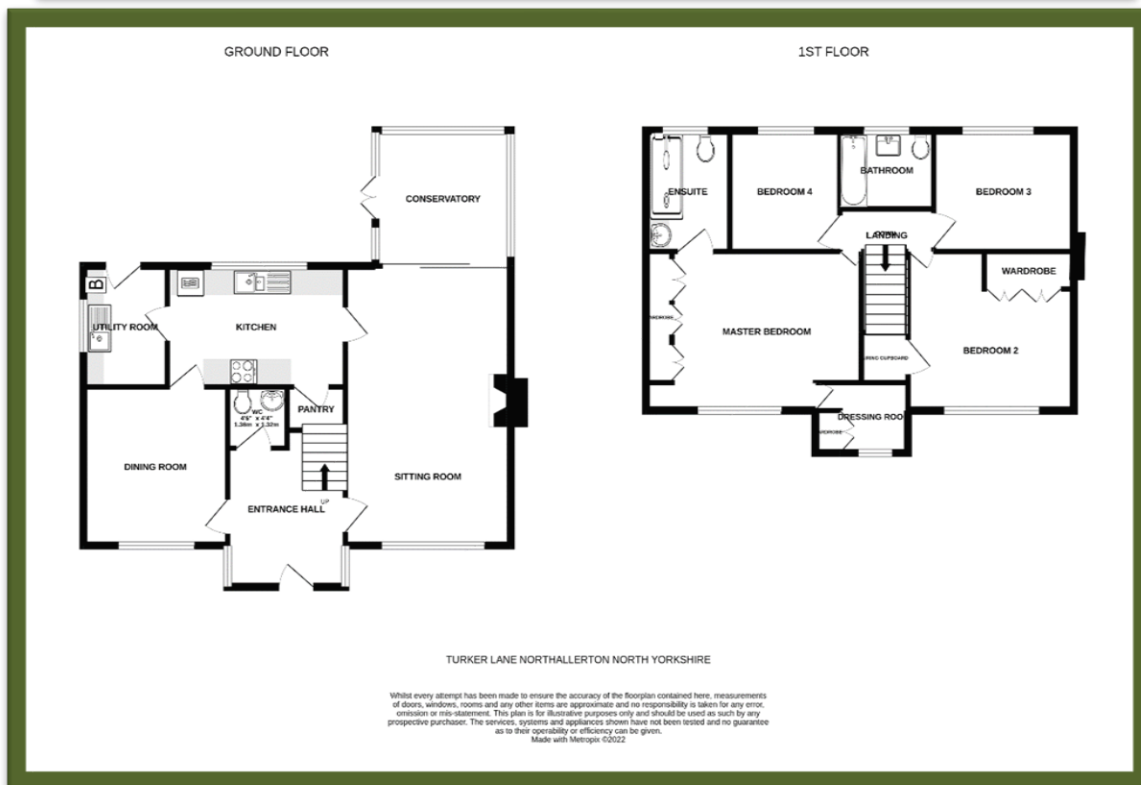
COMMITMENT

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.

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