

39 SCHOLLA VIEW
NORTHALLERTON DL6 3RT



An Immaculately Presented, Well Laid Out & Spacious Conveniently Positioned 2-Bedroomd Semi Detached Bungalow Residence on Nice Sized Plot in Quiet Yet Accessible Residential Area with Gardens to Front & Rear

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Immaculately Presented Accommodation
- Quality Fitted Kitchen with Range Stove
- Hardstanding to Front & Side for Parking
- Scope to Rear for Garage

Offers in the Region of £155,000
EARLY INSPECTION RECOMMENDED

39 Scholla View, Northallerton DL6 3RT

SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	6 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles	Ripon	16 miles
Richmond	14 miles	Catterick	11 miles
Yarm	14 miles		

(All distances are approximate)

Scholla View is very pleasantly and conveniently situated within walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire and additionally is within very convenient walking distance of attractive open countryside. The property enjoys a quiet and pleasant cul de sac location nicely set back from the minor road enjoying a high degree of privacy and with attractive views out over the adjacent playing field.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

This area of North Yorkshire 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 is within an hour of the Coast at Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospital – the Friarage Hospital is a short distance from the property.

Bus Service – there is a regular bus service between Bedale and Darlington.

Schools – the area is well served by good state and independent schools. Local Primary Schools in Northallerton and surrounding Villages and the property is within walking distance of Alverton School. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor and local Grammar School at Ripon.

Horse Racing – Thirsk, Catterick, York, Doncaster and Redcar and Newcastle.

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

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Shooting & Fishing – the property is attractively positioned 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.

DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious, superbly appointed 2-bedroomed semi-detached bungalow residence situated on a nice sized plot with views out to rear over adjacent playing fields. The property is brick built with a clay pantile roof and enjoys the benefit of wood effect UPVC sealed unit double glazing and gas fired central heating. It has been completely refurbished and improved by the present owners and is offered in immaculate condition. Externally it has a lawned garden to the front with to the side flagged and chippings driveway running down to the property and along the side offering hardstanding for up to four vehicles and there is scope for garage extension to side or rear subject to Purchasers requirements and the necessary planning permissions. To the rear the property enjoys a good sized garden extending to laid flagged patio opening out onto lawned garden area with attractive corner decked area to take advantage of the evening sun and adjacent shrub bed. The rear enjoys a nice degree of privacy with post and panel fencing to side with nice open views to rear over the adjacent playing fields.

The property is offered chain free and available for early completion. Early inspection is recommended to appreciate the property and its position.

ACCOMMODATION

In from the front, up step through front door with upper etched glass twin panels into:

Kitchen**4.27m x 2.20m (14' x 7'3")**

Fully fitted and enjoying the benefit of an extensive range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Inset Belling Stove with five ring gas hob. Twin electric ovens. Glass splashback with extractor hood over hob. Space and plumbing for washer. Space for dryer. Built in Beko dishwasher with unit matched doors to front. Space for larder fridge. Inset light spots. Full height slimline radiator. Multi paned door from kitchen to:

Living Room**5.30m x 3.20m (17'5" x 10'6")**

With a deep bay window to front. Wood laminate flooring. Coved ceiling with centre light point. Double radiator. TV point. Multi pane opaque glazed door to rear giving access to:

Rear Hallway**0.86m x 1.69m (2'10" x 5'7")**

Attic access. Ceiling light point. Built in shelved store cupboard

Bedroom No. 1**2.76m x 3.60m (9'1" x 11'10")**

Light point. Double radiator. TV point. UPVC sealed unit double glazed french doors out to rear patio and garden.

Bedroom No. 2**2.69m x 2.64m (8'10" x 8'8")**

Light point. Double radiator.

Shower Room**1.69m x 2.08m (5'7" x 6'10")**

Fully tiled walls with a contrasting tiled dado rail. Double sized shower cubicle with mains bar shower with drench shower over and separate shower attachment. Sliding shower doors. Matching pedestal wash basin. Duoflush WC. Extractor fan. Shaver socket. Mirror fronted bathroom cabinet. Heated towel rail. Light point.

OUTSIDE

At the rear there is a laid flag patio opening out onto lawned garden area with attractive corner decked area with adjacent shrub bed. Post and panel fencing to one side and nice open views to the rear over the adjacent playing field.

GENERAL REMARKS & STIPULATIONS

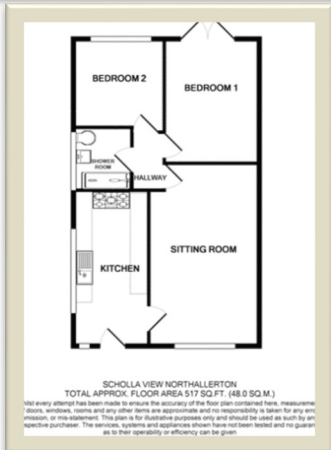
VIEWING – By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE – Freehold With Vacant Possession upon Completion.

SERVICES – Main 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 that the Council Tax Band is C. The current annual charge is £1478.17.



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 important 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.