

S.4575

Northallerton
Estate
Agency 

110 BANKHEAD ROAD
NORTHALLERTON, NORTH YORKSHIRE DL6 1JD



A Very Well & Attractively Presented, Well Laid Out & Spacious Two Double Bedroomed Traditional End of Terrace Family House in a Quiet & Convenient Location Within Walking Distance of the Town Centre & Excellent Local Amenities

- UPVC/Wooden Sealed Unit Double Glazing
- Gas Fired Central Heating
- Immaculately Presented Throughout
- Quality Fitted Kitchen & Wet Room
- Fully Enclosed Rear Entertainment Area
- Detached Garage - Attractive Corner Plot

New Price: Offers in the Region of: £129,950
Offered Chain Free & Available for Early Completion

110 Bankhead Road, Northallerton DL6 1JD

SITUATION

Thirsk	7 ½ miles	A.19	7 miles
Teesside	16 miles	York	30 miles
Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Yarm	14 miles
Richmond	14 miles	Ripon	16 miles
Catterick	11 miles		

(All distances are approximate)

110 Bankhead Road is conveniently and pleasantly situated within easy walking distance of the Town Centre of the very popular market town of Northallerton, the County town of North Yorkshire. The property enjoys a quiet location nicely set back from the minor road and enjoying a high degree of privacy. The property lies within convenient distance of Bedale, the A1 and A19 trunk roads, Teesside, York, Darlington and surrounding centres of commerce. The A1 and A19 trunk roads offer excellent communications and access onto the main arterial road networks of the UK. The market town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with well-respected schools, hospital and excellent range of local amenities including High Street 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 hour commuting time and 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. International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the Yorkshire Dales and the North York 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

Shooting and Fishing – the property is attractively laced in an area renowned for its quality shoots and good fishing being within easy reach of the North York Moors and 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 numerous Primary Schools in Northallerton and Alverton and Mill Hill Primary Schools are within walking distance of the property. Local comprehensive schools are to be found at Northallerton, Thirsk and Bedale. Independent schools

are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking and 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.

Shopping – Market town shopping can be found at Bedale, Darlington, Thirsk and Richmond.

Hospital – The Friarage Hospital is a short walk from the property.

DESCRIPTION

110 Bankhead Road comprises a brick built with clay tile roof 2-double bedroomed semi-detached family house situated on a nice sized plot enjoying the benefit of UPVC and wooden sealed unit double glazing together with gas fired central heating. It enjoys upper tiled cladding to the first floor. It is approached via concrete steps with good grab rail to the front seating area which is concreted with step up to front garden which is low maintenance chippings with inset rose and shrubberies. There is a hedged boundary to front with post and panel to side. Proceeding down the side of the property is a concrete pathway with an enclosed shrub border, base for bins and a gated access to the rear.

At the rear the property enjoys the benefit of a covered patio and entertainment area having harlequin tiled flagging, wooden frame with corrugated ceiling over and gated access from the front and access to the remainder of the rear garden. The garden is low maintenance chippings with shrub borders, it has a gate to rear a space and base for shed and a pedestrian access to the garage. The property is completed externally with a detached garage.

Internally the property has well laid out and spacious 2 double bedroomed accommodation with quality fitted kitchen having separate dining area, a useful sun lounge which opens out to a rear entertainment area whilst on the first floor there are two double bedrooms together with quality fitted wet room with Mira Advance shower.

The offering of **110 Bankhead Road** offers the opportunity to acquire a well laid out and spacious, attractively presented two double bedroomed property in a quiet yet convenient location.

Offered chain free and available for early completion. Early inspection recommended.

ACCOMMODATION

In up step with grab rail, through UPVC sealed unit double glazed front door into:

Entrance Vestibule

1.34m x 1.59m (4'5" x 5'3")

Flush mounted ceiling light point. Hanging hooks. Internal multi paned opaque glazed door into:

Sitting Room

5.23m x 3.93m (17'2" x 12'11") max to understairs storage

Wooden double glazed bay window to front. Two ceiling light points. Feature fireplace comprising cut marble surround and mantle shelf. Cut marble hearth, tiled backplate and socket for electric stove. TV and satellite points. Stairs to first floor. Two wall light points. Door to:

Dining Kitchen

2.94m x 3.91m (9'8" x 12'10")

With a tiled floor. An attractive range of light oak veneered fronted base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring Stoves Heritage electric hob. Inset Stoves Heritage eye level double oven and grill. Harlequin tiled splashbacks. Space and plumbing for washer. Built in dishwasher. Unit matched extractor over hob. Wall mounted Ideal Isar gas fired central heating boiler. Ceiling light point. In the dining area is a radiator. Double glazed sliding doors out to:

Sun Lounge

1.79m x 2.15m (5'11" x 7'1")

Glazed to two sides with a sliding patio door out to patio and entertainment area.

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

First Floor Landing

1.77m x 1.44m (5'10" x 4'9")

Attic access and light point with a boarded attic offering scope for attic conversion subject to purchasers requirements.

Bedroom No. 1 (front)

3.93m x 2.89m (12'11" x 9'6")

With wall length built in mirror fronted double wardrobes. Central dressing table, Mirror backed and light over. Mini coved ceiling. Light point. Double radiator.

Bedroom No. 2 (rear)

2.79m x 3.93m (9'2" x 12'11")

Mini coved ceiling. Ceiling light point. Double radiator. Recess suitable for wardrobe. Chest of drawers.

Wet Room

2.38m x 1.42m (7'10" x 4'8")

Fully tiled walls to three sides. Wet room floor with central drain in shower area. Fitted shower rail. Fitted shower screen. Wall mounted Mira Advance 80L thermostatically controlled shower.

Duoflush WC. Matching pedestal wash basin. Mirror fronted bathroom cabinet. Radiator. Useful built in store cupboard. Light. Extractor over shower area.

Garage

5.64m x 2.94m (18'6" x 9'8")

Boarded floor. Has had light and power. Concrete section construction and pebble dashed.

To the rear of the garage is a tarmacadam hardstanding.

From the Sun Lounge door to:

Covered Patio Area

3.07m x 3.50m (10'1" x 11'6")

Harlequin tiled flagged. Wooden frame with corrugated ceiling over with gated access from the front and access to rear to the remainder of the garden.

Gardens

The property is approached via concrete steps with good grab rail to the front seating area which is concreted with step up to front garden which is low maintenance chippings with inset rose and shrubberies. There is a hedged boundary to front with post and panel to side. Proceeding down the side of the property is a concrete pathway with an enclosed shrub border, base for bins and a gated access to the rear.

The remainder of the rear garden is low maintenance and chippings with shrub borders. Gate at the rear. Space and base for shed. Pedestrian access to the garage.

GENERAL REMARKS & STIPULATIONS

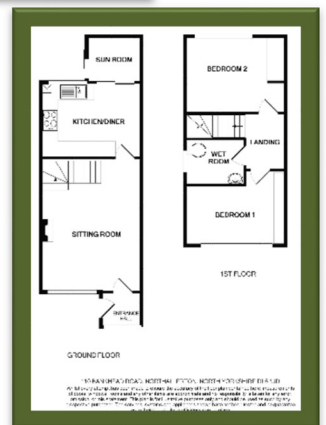
VIEWING - By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

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 **B**. The current annual charge is **£1293.37**.



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.