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**Northallerton**  
**Estate**  
**Agency** 

## **6 ASHLANDS CLOSE NORTHALLERTON DL6 1HJ**



**A Very Well & Attractively Presented, Well Laid Out & Spacious 3-Bedroomed Traditional End of Terrace Family House in a Very Quiet & Convenient Cul de Sac Location Within Walking Distance of the Town Centre & Excellent Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractively Presented Throughout
- Quality Fitted Kitchen & Bathroom
- Fully Enclosed Flagged Patio & Seating Area
- Newly Carpeted & Decorated

**New Price: Offers in the Region of: £124,950**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 6 Ashlands Close, Northallerton DL6 3HJ

## SITUATION

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

(All distances are approximate)

**6 Ashlands Close Northallerton** is conveniently and pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

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

**Hospitals** – The nearby Friarage Hospital is a renowned hospital.

**Bus Service** - There is a regular bus service between Bedale and Darlington

**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. Comprehensive schools are located in Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools can be found at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**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.

**Racing** – Racing is at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** - Courses are located at Romanby (Northallerton), Thirsk, Bedale, 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 Centre** - Northallerton, Bedale, Richmond and Darlington

## DESCRIPTION

**6 Ashlands Close** comprises a traditionally constructed brick built with clay tile roof 3-bedroomed end of terrace family house, situated in a quiet location close to good local amenities. The property is upper UPVC rendered, enjoys the benefit of and UPVC sealed unit double glazed windows with plastic gutters and soffits and has gas fired central heating.

From the front the property has low level post and close boarding fencing around a chippings front garden with pathway to the front door and leading around the side. To the rear the property enjoys a fully flagged patio and seating area which additionally has scope for off road parking subject to reinstallation of the rear gate. The rear garden has post and plank boundaries offering a high degree of privacy.

Internally the property is well laid out and spacious. It is attractively presented having recently been decorated and newly carpeted throughout and enjoys quality fitted kitchen and bathroom. On the ground floor there is a good sized light and airy sitting room, separate dining room, kitchen and rear utility whilst on the first floor three good sized bedrooms and family bathroom. The property is offered chain free and available for early completion. Early inspection is recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

### Entrance Vestibule

1.88m x 1.74m (6'2" x 5'9")

UPVC sealed unit to two sides. Ceiling light point. Internal panel door leads into:

### **Sitting Room**

**5.35m x 3.47m (17'7" x 11'5")**

Double radiator. Telephone and internet point. Satellite connections. Two ceiling light points. Large window to the front. Internal doors gives access to:

### **Dining Room**

**2.66m x 3.83m (8'9" x 12'7") max overall including stairs to first floor.**

Laid wood laminate floor. Double radiator. Light point. Door to kitchen. Door to rear entrance vestibule.

### **Kitchen**

**2.59m x 2.74m (8'6" x 9')**

Fitted kitchen comprising base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Space and point for gas/electric cooker. Space and plumbing for dishwasher. Tiled splashbacks. Tile effect laminate floor. Light point. Door to understairs store cupboard 5'9" x 2'9" with light point. Window overlooking rear garden.

Door from the Dining Room gives access to:

### **Rear Entrance Hall**

**1.52m x 1.13m (5' x 3'9") max**

Light point. Archway through to:

### **Utility Room**

**1.27m x 1.47m (4'2" x 4'10")**

With fitted work surface. Space and plumbing for washer. Space and point for dryer and space for additional appliances. Light point. Power points. Radiator. Window. Please note this has previously been a downstairs WC and there is still a toilet drain under the floor.

**Stairs to First Floor** with painted balustrade leading up to:

### **First Floor Landing**

**2.94m x 1.06m (9'8" x 3'6") max**

Light point. Built in boiler cupboard with lower shelving. Wall mounted British Gas C1 combination gas fired central heating boiler. Built in shelved store cupboard.

### **Bedroom No. 1**

**3.57m x 3.62m (11'9" x 11'11") max**

Ceiling light point. Radiator. TV point. Built in wardrobe. Window overlooking the front.

### **Bedroom No. 2**

**2.96m x 3.47m (9'9" x 11'5") plus built in wardrobe.**

Satellite point. Radiator. Ceiling light point. Window.

### **Bedroom No. 3**

**2.28m x 2.44m (7'6" x 8') plus single wardrobe.**

Light point. Double radiator. Satellite point.

### **Bathroom**

**1.90m x 1.77m (6'3" x 5'10")**

Fully tiled walls. White suite comprising panelled bath, pedestal wash basin and WC. Overbed Triton Madrid 2 electric shower. Light point. Bathroom cabinet. Heated towel rail.

### **OUTSIDE**

#### **Attached Shed**

**1.70m x 1.64m (5'11" x 5'5")**

Light and power. Concrete floor.

#### **Gardens**

To the front the property has low level post and close boarding fencing around a chippings front garden with pathway to the front door and leading around the side. To the rear the property enjoys a fully flagged patio and seating area which additionally has scope for off road parking subject to reinstallation of the rear gate. The rear garden has post and plank boundaries offering a high degree of privacy.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

By appointment through the agents, Northallerton Estate Agency – tel. no. 01609 771959.

#### **SERVICES**

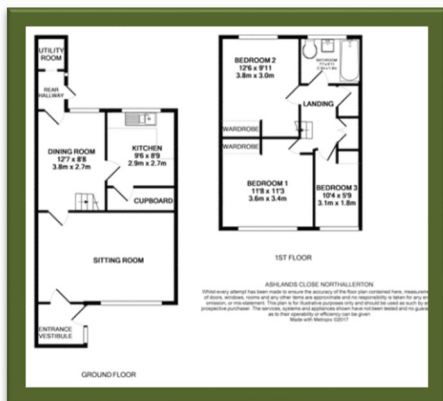
Mains water, electricity, gas and drainage.

#### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

#### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **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.