

S.4585

Northallerton
Estate
Agency 

INGLESTEAD
5A HATFIELD ROAD NORTHALLERTON DL7 8QX



A Uniquely Positioned, Highly Desirable 3-Bedroomed Detached Bungalow Residence of Character & Style Benefitting from one of the Finest & Most Convenient Locations in Northallerton within Easy Walking Distance of the Town Centre & All Amenities

Spacious Detached 3-Bed Bungalow Residence
Wooden Sealed Unit Double Glazing
Gas Fired Central Heating

Generously Proportioned Accommodation
Landscaped Gardens to Front, Side & Rear
Integral Garage

Price: Offers in the Region of £350,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION
EARLY INSPECTION ESSENTIAL

Inglestead, 5a Hatfield Road, Northallerton, North Yorkshire DL7 8QX

SITUATION

A.1	6 miles	Darlington	17 miles
Thirsk	8 miles	York	30 miles
A.19	5 miles	Teesside	17 miles
Catterick	12 miles	Bedale	8 miles
Richmond	14 miles	Ripon	16 miles
Yarm	18 miles	Catterick	12 miles

(All distances are approximate)

Inglestead, 5a Hatfield Road is superbly and very attractively situated, nicely set back from Hatfield Road, considered to be a much sought after and convenient and highly desirable residential area of Northallerton. Hatfield Road is superbly situated between Thirsk Road and South Parade in an area which enjoys a high degree of privacy. Although fronting onto Hatfield Road, Inglestead enjoys a well laid out and spacious regularly shaped plot which is ideally placed for access to all services and amenities and is particularly convenient for Northallerton Town Centre, County Hall and the Railway Station.

Within Northallerton there is a comprehensive range of educational, recreational and medical facilities. It is within walking distance of Primary and Secondary Schools within the town which boast an enviable reputation. Within the town there are interesting and varied shopping and twice weekly markets. In addition, well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The large centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance and offer a full and comprehensive range of shopping and amenities.

The area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK.

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 a number of Primary Schools. Local comprehensive

schools are to be found at Northallerton, Thirsk, Bedale and Richmond whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and a state grammar school at Ripon.

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

Inglestead at Hatfield Road comprises a quality constructed brick built, with clay pantile roof, substantial 3-bedroomed detached bungalow residence situated on a generous plot in this much sought after and highly desirable residential area of Northallerton.

Externally the property enjoys to the front hedged boundaries to the front and sides with post and panelling backing and access is gained through wrought iron front gate with flagged pathway to the front door. The front gardens are divided into two good areas. Adjacent to the front of the property are chippings with numerous inset shrubs whilst to the side is an established shrubbery with many established shrubs and trees and pathway to the front door. The pathway proceeds across the front of the property and down the side with deep borders and a hedged boundary. The grounds then open out to the rear where there is a good sized Indian stone patio which then opens out onto nice sized lawned gardens which enjoy mature, well maintained hedging providing an exceptional degree of privacy to the rear. The property is accessed from the rear onto block paved hardstanding and turning area which will take three vehicles and gives access to the integral garage.

Internally the property enjoys the benefit of wooden sealed unit double glazing and gas fired central heating. It has particularly well laid out and generously proportioned 3-bedroomed accommodation with a particularly light and airy feel.

The property has been well maintained by the present owners but has tremendous scope for updating and modernisation and personalising by a new owner. Internally the property enjoys the benefit of large sitting room, substantial and light and airy kitchen opening out into good sized dining room with utility to side. There are two substantial double bedrooms and a good sized single together with bath/shower room and separate WC.

Internally there is tremendous scope for revision of layout to provide for en suite to the master bedroom subject to purchasers requirements and any necessary building regulations

The offering of Inglestead at Hatfield Road provides a unique opportunity to acquire a substantial, detached 3-bedroomed bungalow in a quiet residential area which is nevertheless within

very easy walking distance of the town centre, County Hall and Railway Station and excellent local amenities.

Early inspection is recommended to fully appreciate the property, its position and presentation.

ACCOMMODATION

In under covered entrance through full height opaque wooden double glazed front doors into:

Entrance Hall

1.54m x 6.80m (5'1" x 22'4")

With two ceiling light points. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelving. Shower pump.

WC

1.95m x 1.16m (6'5" x 3'10")

Pedestal wash basin and duoflush WC. Tiled splashback and mirror. Ceiling light point.

Inner Hallway

3.45m x 0.81m (11'4" x 2'8")

Gives access to Bedrooms and Bathroom. Attic access. Light point.

L Shaped Sitting Room

6.35m x 6.15m (20'10" x 20'2")

Glazing to three sides providing a high degree of natural light. Bay window. Feature fireplace comprising carved mahogany surround and mantle shelf. Cut marble hearth and backplate. Inset living flame gas fire. Coved ceiling. Centre ceiling rose and light point. Two wall light points. Two double radiators. TV point. Double glazed sliding patio doors out to patio and garden. Internal etched glass French doors through to:

Extensive Kitchen/Dining

Nicely delineated into kitchen and dining areas

6.85m x 4.59m (22'6" x 15'1")

Dining Area

With fitted plate rack. Ceiling rose and light point. Double radiator. Telephone point. Carpeted floor.

Kitchen Area

With an extensive range of base and wall cupboards. Wood laminate work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Unit inset Zanussi four ring gas hob. Inset Castle electric double oven and grill. Under unit Myson convector heater. Eye level integrated fridge. Work surface matched breakfast bar. Tiled splashbacks. Castle extractor over hob. Coved ceiling with inset light spots. Tiled floor. Glazing to two sides. Double glazed door gives access to:

Rear Entrance/ Boot Room

3.60m x 2.25m (11'10" x 7'5")

Wood panelled ceiling. Flush mounted light point. Glazing to three sides. Quarry tiled floor. Door out to garden. Door out to rear parking area.

Off Kitchen is door to:

Utility Room

3.60m x 2.13m (11'10" x 7')

Fitted base unit topped with single drainer, single bowl stainless steel sink unit. Space and plumbing for dishwasher. Space and plumbing for washer. Space for fridge freezer. Space for dryer. Wall mounted Ideal Icos HE30 condensing gas fired central heating boiler. Tiled splashback. Ceiling light point. Upper opaque glazed panelled door leading out to the side. Tiled floor.

Off the Inner Hallway

Bedroom No. 1

4.18m x 3.01m (13'9" x 9'11")

Radiator. Ceiling light point. Views over front garden.

Bedroom No.2

3.55m x 3.83m (11'8" x 12'7") max into wall length mirror fronted bedroom furniture.

Triple wardrobes and adjacent shelved storage. Two overbed light points. Centre ceiling light point. Radiator.

Bedroom No.3

2.59m x 2.66m (8'6" x 8'9")

Ceiling light point. Radiator.

Bath/Shower Room

3.01m x 2.30m (9'11" x 7'7")

With coloured suite comprising pine panelled bath, pedestal wash basin, WC and bidet. Fully tiled walls. Ceiling light point. Double radiator. Separate large base shower cubicle with sliding doors to side. Shower panelled walls. Francis Pegler mains power shower. Ceiling extractor over. Mirror fronted bathroom cabinet.

OUTSIDE

Gardens

The property has a hedged boundary to the front and sides with some post and panelling. Access is through wrought iron front gate with flagged pathway to the front door. The front gardens are divided into two good area. Adjacent to the front of the property are chippings with numerous inset shrubs whilst to the left-hand side of the path is an established shrubbery with many established shrubs and trees and pathway to the front door. The pathway proceeds across the front of the property and down the side with deep borders and a hedged boundary. The grounds then then open out to the rear where there is a good sized Indian stone patio which then opens out onto lawned gardens. There is mature hedging to the rear and side providing for an exceptional

degree of privacy. To the rear of the gardens there is block paved hardstanding and turning area which will take three vehicles and give access to the integral garage. There is a mix of hedge and plank boundaries to the rear.

Greenhouse

3.71m x 2.46m (12'2 x 8'1")

With central walkway.

Shed

2.35m x 1.75m (7'9" x 5'9")

Wood and water tight. Windows to one side.

Integral Garage

5.49m x 3.01m (18' x 9'11") approx

Up and over door to front. Concrete floor. Light and power. Window to side.

GENERAL REMARKS & STIPULATIONS

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

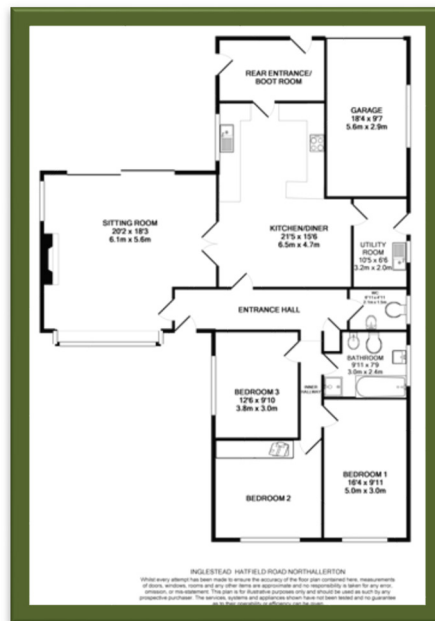
SERVICES - Mains Water, Electricity, Gas and Drainage.

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 **£2032.41**.





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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