

7 SLADEBURN DRIVE
NORTHALLERTON DL6 1BJ



A Superbly Positioned, Well Laid Out & Spacious 2-Bedroomed Detached Bungalow Residence Which Sits on a Secluded & Elevated Plot Enjoying Gardens to All Sides and Having Scope for Extension Subject to Purchasers Requirements

- Close to Excellent Local Amenities
- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Shower Room
- Attached Garage
- Immaculately Presented Throughout

New Price: Offers in the Region of £250,000

7 Sladeburn Drive, Northallerton DL6 1BJ

SITUATION

A.1	7 miles	Darlington	15 miles
York	30 miles	A.19	8 miles
Thirsk	7 miles	Teesside	17 miles
Bedale	8 miles	Ripon	16 miles
Catterick	10 miles	Richmond	14 miles
Yarm	13 miles		

(All mileages are approximate)

Sladeburn Drive is a particularly attractive and much sought after residential area situated on the favoured south side of Northallerton in a very quiet position with access off Hutchinson Drive. The area represents one of the premier areas of this highly regarded market town and early inspection is recommended to appreciate the quiet backwater location which is nevertheless ideally placed with easy access to all services and amenities.

The property is within easy walking distance of the Town centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts an enviable reputation. Excellent market town shopping is available in Northallerton whilst additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

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

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar.

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

Schools – the area is well served by good state and independent schools. The property is within walking distance of the local Primary School at Broomfield together with Sacred Heart on the same site and the property is within the catchment area for a number of renowned local primary schools which enjoy an enviable reputation. Local comprehensive schools are to be found at Northallerton, Thirsk, Bedale and Stokesley whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby together with Ripon Grammar.

Walking & 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.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

7 Sladeburn Drive comprises a superbly positioned, well laid out and spacious, immaculately presented 2-bedroomed detached bungalow residence which is situated in a pleasant and quiet elevated position off Hutchinson Drive. The property is traditionally brick built with a slate pantile roof and enjoys the benefit of UPVC sealed unit double glazing, soffit boards and guttering together with full gas fired central heating.

Internally the property enjoys the benefit of well laid out and spacious immaculately presented 2-bedroomed accommodation which has been very well maintained and improved by the present owners and early inspection is recommended to appreciate the property, its position and presentation.

Externally the property enjoys well laid out attractive gardens to three sides with to the front a pathway leading to the front door with lawned gardens to either side and pathway leading around to the rear entrance. The main gardens are to the front and upper side, they are lawned, of a good size and shape and has space and base for two sheds, space for summer house (in situ) and attractive indian stone flagged patio which enjoys a high degree of privacy and provides a sun trap. The gardens are completed by a further area of lawn whilst to the rear the property enjoys block paved driveway opening out onto concrete hardstanding to the rear of the bungalow which offers parking for two vehicles and gives access to the attached garage.

ACCOMMODATION.

In up concrete step, through UPVC sealed unit double glazed front door with upper and lower etched glass panels into:

Entrance Hall

3.83m x 1.88m (12'7" x 6'2")

Laid wood laminate floor. Coved ceiling and light point. Radiator. Built in boiler cupboard housing a Ferolli condensing gas fired central heating boiler. Door to:

Living Room

5.43m x 4.67m (17'10" x 15'4") max into deep recessed bay

Dual aspect with double glazed windows. Centre feature fireplace comprising cut marble hearth, surround and mantle shelf with an inset living flame gas fire. Centre ceiling light point. Coved ceiling. Two wall light points. TV and telephone points. Views to front and side over attractive gardens.

Kitchen/Diner

5.45m x 3.20m (17'11" x 10'6") max

With tiled floor. Coved ceiling. Centre ceiling light point. Nicely delineated into kitchen and dining areas.

Kitchen Area – enjoying an attractive range of oak fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer Armitage Shanks enamel sink unit with mixer tap over. Inset four ring Beko schott ceran hob with Bosch oven and grill beneath. Space and plumbing for washer. Space for fridge. Tiled splashbacks. Unit matched extractor hood.

Dining Area – Two wall light points. Large window to side. Radiator.

Bedroom No. 1

3.32m x 3.12m (10'11" x 10'3")

Recessed entrance. Centre ceiling light point. Radiator. Full height UPVC sealed unit double glazed patio doors out to rear patio and gardens.

Bedroom No. 2

3.98m x 3.10m (13'1" x 10'2")

With wall length wardrobes with sliding doors to front. Ceiling light point. Radiator.

Shower Room

2.49m x 1.69m (8'2" x 5'7")

Tiled floor. Large cubicle with shower panelled walls. Thermostatically controlled mains drench shower with hand shower attachment. Unit inset wash basin with mixer tap and cupboard storage beneath. Ceiling light point. Heated towel rail and radiator. Built in airing cupboard with shelving and radiator.

Separate WC

2.15m x 0.83m (7'1" x 2'9")

Tiled floor. Attractive tiled walls. Low level duoflush WC. Light point.

OUTSIDE

Attached Garage

4.90m x 2.71m (16'1" x 8'11")

Concrete floor. Light and power. Opaque window at the rear. Pedestrian door at the side giving access to the garden.

Gardens

The gardens are a particular feature of the property and provide a lovely backdrop.

To the front are gardens to either side of the path leading around to the rear where the entrance drive is.

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GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no.01609 – 771959.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX

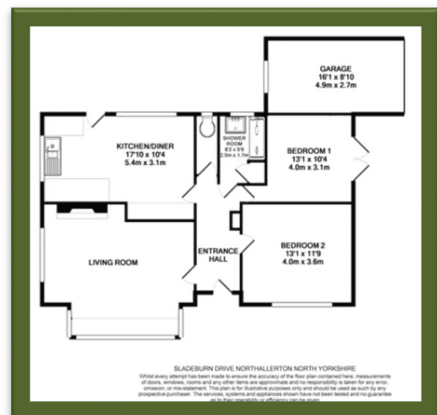
We are verbally informed by Hambleton District Council that the Council Tax Band is **D**. The current annual charge is **£1662.89**.

SERVICES

Mains Water, Drainage, Electricity and Gas.

TENURE

Freehold with Vacant Possession upon Completion.



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.