

67 WINTON ROAD
NORTHALLERTON DL6 1RG



A Well Laid Out & Spacious Attractively Positioned Detached 3 Bedroomed Bungalow Residence Situated on a Generous Plot in a Quiet Yet Accessible Much Sought After Residential Area with Scope for Extension Subject to PP's

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out Accommodation
- Generous Plot with Good Sized Gardens
- Attached Garden
- Scope for Extension Subject to PP's

Price: Offers in the Region of £285,000

67 Winton Road, Northallerton DL6 1RG

SITUATION

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

(All distances are approximate)

Winton Road is very conveniently situated just off Turker Lane and represents one of the most sought after and highly desirable residential areas of Northallerton the popular and much sought after market town being the county town of North Yorkshire. The property is situated on a generous sized plot which is close to open countryside.

The property is within convenient walking distance of the Town Centre, the Allertonshire School, Stone Cross being the Headquarters of Hambleton District Council and the well-equipped local Leisure Centre with leisure pool.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A.1 and A.19 trunk roads both of which are within eight miles of the property. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time and additionally via the Transpennine Line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport. There is a local International Airport at Durham Tees Valley (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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 National Park and close to local rivers and ponds.

Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. A number of local Primary Schools within Northallerton and in the surrounding villages. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

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 offer further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

DESCRIPTION

The property comprises a timber framed, brick outer leaf 3-bedroomed detached bungalow residence with attached garage, situated on a good sized plot in this much sought after and highly desirable residential area within walking distance of good local amenities and close to open countryside.

The property externally is approached onto block paved hardstanding for two vehicles which gives access to the attached garage. To the side of the garage is a gated pedestrian access to the rear garden. To the front the property enjoys low level ornamental walls to front with inset shrubberies. The front garden is given over to a main front area which is flagged with two circular seating areas with a rope edged boundary with mature and well stocked shrub around. There are hedged boundaries to either side with one side proceeding to post and rail. The block pave driveway continues across the front of the property giving access then to the front door and to the side of the property.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out, attractively proportioned accommodation with quality fitted kitchen and attractive bathroom.

The property is well appointed throughout, it has scope for extension utilising either the attic, the generous gardens to the rear or potentially the area taken up by the garage.

The offering of 67 Winton Road presents a good opportunity for the discerning purchaser looking for a substantial detached bungalow residence on a nice sized but good sized plot close to open countryside which is nevertheless within easy access of the excellent facilities at Northallerton town centre.

Early inspection recommended.

ACCOMMODATION

Step up to a quarry tiled under covered entrance with a brick archway to a covered entrance porch with light point. In through UPVC sealed unit double glazed front door into:

Entrance Hall
3.55m x 1.16m (11'8" x 3'10")

With BT internet and telephone points. Light point. Boiler cupboard housing British Gas 532i combination gas fired central heating boiler with useful shelved storage beneath. Door to:

Living Room

3.37m x 6.77m (11'1" x 22'3")

Spacious room which would delineate into living and dining rooms. The sitting room enjoys the benefit of a feature fireplace comprising beech surround and mantel shelf, cut marble hearth and backplate and inset living flame gas fire. Bow window. Radiator. TV and Sky point. Mini coved ceiling with light point. Two wall light points. Dining area with a continuation of the mini coved ceiling. Centre ceiling rose and light point. Radiator. Serving hatch through from kitchen.

Off the Main Hallway access to:

Kitchen

2.49m x 3.55m (8'2" x 11'8")

With a nice modern white kitchen with white tiled splashbacks and granite effect work surfaces and having inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Built in Phillips Whirlpool Generation 2000x oven and grill. Unit mounted AEG ceran part induction hob. Washing machine and dishwasher included in the sale price. Built in fridge and freezer with unit matched doors to front. Over hob Hotpoint extractor with light. UPVC sealed unit double glazed door giving access to rear garden. Light point.

Inner Hallway

4.08m 1.01m (13'5" x 3'4")

Ceiling light point. Attic access. Radiator. Cloaks cupboard.

Bedroom No. 2

3.05m x 2.89m (10' x 9'6")

Ceiling light point. Radiator.

Bedroom No. 1

3.35m x 3.07m (11' x 10'1")

Light point. Radiator. Freestanding substantial wardrobes (included in the sale price).

Bedroom No. 3

2.23m x 3.66m (7'4" x 12')

Light point. Radiator.

Bathroom

2.10m x 2.49m (6'11" x 8'2")

White suite comprising clipper bath with mixer tap, Mira sport electric shower over, fitted folding shower screen. Unit inset wash basin with cupboard storage beneath. Concealed cistern duoflush WC. Myson heated towel rail / radiator. Fully tiled. Bathroom cabinet.

OUTSIDE

Attached Garage

7.11m x 2.86m (23'4" x 9'5")

Electrically operated up and over door to the front. Concrete floor with inspection pit. Light and power. Separate pedestrian access from the garden.

Gardens

The property externally is approached onto block paved hardstanding for two vehicles which gives access to the attached garage. To the side of the garage is a gated pedestrian access to the rear garden. To the front the property enjoys low level ornamental walls to front with inset

shrubberies. The front garden is given over to a main front area which is flagged with two circular seating areas with a rope edged boundary with mature and well stocked shrub around. There are hedged boundaries to either side with one side proceeding to post and rail. The block pave driveway continues across the front of the property giving access then to the front door and to the side of the property.

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 **D**. The current annual charge is **£1662.89**.



Energy Performance Certificate HM Government

67, Winton Road, NORTHALLERTON, DL5 1RD
 Dwelling type: Detached bungalow Reference number: E112-7123-0330-2056-7606
 Date of assessment: 16 July 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 July 2012 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,329
 Over 3 years you could save £ 345 (over 3 years)

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 132 over 3 years	
Heating	£ 1,800 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 249 over 3 years	£ 180 over 3 years	
Totals	£ 2,229	£ 1,884	You could save £ 345 (over 3 years)

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and oasters, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

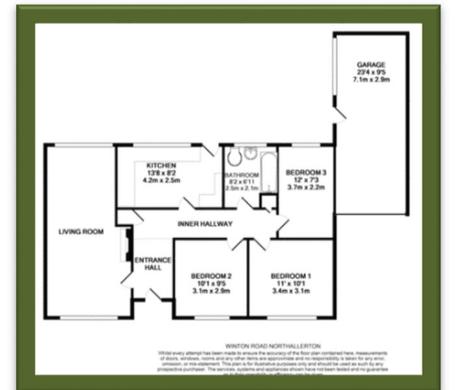
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation	£800 - £1,200	£ 237
2. Low energy lighting for all fixed outlets	£20	£ 36
3. Solar water heating	£4,000 - £8,000	£ 68

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit the Green Deal energy grants calculator at www.green-deal.gov.uk or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.