

S.4599

Northallerton
Estate
Agency 

30 CLEVELAND DRIVE
NOTHALLERTON DL7 8RU



**A Well Laid Out & Spacious Traditional Semi Detached Bungalow on Nice
Sized Plot in Quiet Residential Area on the Favoured South Side of
Northallerton**

- Close to Excellent Local Amenities
- Sealed Unit Double Glazing
- Night Storage Heating
- Well Laid Out 2-Bed Accommodation
- Detached Garage / Gardens to Front & Rear
- Scope for Updating & Modernisation

Offers in the Region of: £165,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

30 Cleveland Drive, Northallerton DL7 8RU

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

Cleveland Drive is a quiet and very conveniently situated, much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities, attractive countryside and is within the catchment area and walking distance of a number of excellent local Primary Schools and within walking distance of the local Secondary School and 6th Form College.

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. 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

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 with a number of renowned Schools within the area including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at

Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

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

The property comprises an east facing brick built with clay pantile roof, 2-bedroomed semi-detached bungalow situated in a much sought after and highly desirable residential area within walking distance of Northallerton Town Centre and close to open countryside. The property is rendered to the front, enjoys the benefit of UPVC sealed unit double glazing and night storage heating. It has well laid out and spacious accommodation which has been well maintained by the present owners but has tremendous scope for updating, modernisation and improvement.

The property is approached from the front through twin wrought iron gates onto flagged with central chippings driveway offering hardstanding for a number of vehicles and giving access to the detached single garage. The front of the property is low maintenance chippings with numerous, mature inset shrubberies. There is a post and picket fence to the front. The driveway proceeds down the side of the property. At the rear there is a flagged patio area with a central pathway to the bottom of the garden and the garden is lawned to two sides and borders down the sides. There is a post and plank fencing at the rear, post and panel to either side. Concrete sectioned coal bunker.

Chain free and available for early completion.

ACCOMMODATION

In through hardwood front door with central bullseye, etched glass panel to side into:

L Shaped Entrance Hall
2.79m x 1.16m (9'2" x 3' 10") with the rear section 2.08m x 0.81m (6'10" x 2'8")

Two ceiling light points. Wall mounted Creda night storage heater. Attic access. Telephone point. Door to airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Kitchen**2.81m x 2.59m (9'3" x 8'6")**

With range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space and plumbing for washer. Space for fridge and freezer. Tiled splashback to sink area. Light point. Wall mounted high level electric heater. Built in pantry 2' x 2'5".

Living Room**5.45m x 3.40m (17'11" x 11'2") max into small bay**

Feature fireplace comprising mini tiled surround, mantel shelf and hearth with inset open grate. Light point. TV point.

Bedroom No. 1**3.62m x 3.40m (11'11" x 11'2")**

Centre light point. Telephone point. Creda night storage heater. Window overlooking rear garden.

Bedroom No. 2**2.61m x 2.99m (8'7" x 9'10")**

Light point. Creda night storage heater.

Bathroom**1.64m x 1.93m (5'5" x 6'4")**

White suite comprising panelled bath, fully tiled around with a Mira Jump electric shower. Matching pedestal wash basin and WC. Tiled splashback. High level electric heater. Centre light point.

Garage**4.95m x 2.44m (16'3" x 8")**

Concrete sectioned with up and over door to front.

Gardens

Through twin wrought iron gates onto flagged with central chippings driveway offering hardstanding for a number of vehicles and giving access to the detached single garage. The front of the property is low maintenance chippings with numerous, mature inset shrubberies. There is a post and picket fence to the front. The driveway proceeds down the side of the property. At the rear there is a flagged patio area with a central pathway to the bottom of the garden and the garden is lawned to two sides and borders down the sides. There is a post and plank fencing at the rear, post and panel to either side. Concrete sectioned coal bunker.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents – Northallerton Estate Agency – Tel: (01609)771959.

SERVICES

Mains Water, Electricity, Gas and Drainage

TENURE

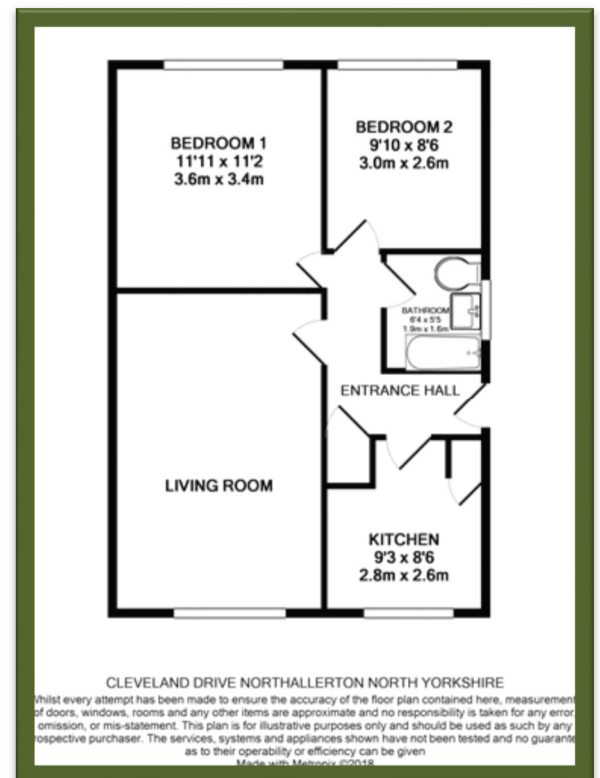
Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed that the Council Tax Band is **C**. The current annual charge is **£1547.33**



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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