



Northallerton
Estate Agency

S.4864

1 PINE GROVE **NORTHALLERTON DL6 1BN**



An Immaculately Presented, Superbly Appointment Three Bedroomed Detached Bungalow Residence Situated in Highly Sought-After Residential Location Within Walking Distance of the Town Centre & Enjoying Gardens to Three Sides.

- Immaculately Presented Accommodation
- Quality Fitted Kitchen & Bathrooms
- UPVC Sealed Unit Double Glazing
- Recently Refurbished to a High Standard
- Well Laid Out Regular Sized Plot
- Attached Garage

Offers in the Region of £365,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

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)

Pine Grove 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 and Sladeburn 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

1 Pine Gove comprises a south facing three bedroomed detached bungalow which has been extended and completely refurbished to the highest of standards by the current owners. Internally it enjoys spacious and light entrance opening out into superb living kitchen with a particularly striking atrium roof light providing an exceptional level of natural light and the room is nicely delineated into kitchen and living area with patio doors out to rear patio and gardens as described below. The hallway gives access to the substantial sitting room leading to master suite enjoying en suite shower room and unique utility cupboard. The internal accommodation is completed with two further double bedrooms and a superbly fitted house bathroom. The internal presentation of the property has to be inspected to be appreciated.

Externally the property enjoys lawned garden to three sides together with Indian stone patio whilst the front enjoys tarmacadam hardstanding for three vehicles and access to the attached garage.

The property enjoys UPVC sealed unit double glazing, doors, soffits and gutters and gas fired central heating via a Veissman boiler.

The offering of **1 Pine Grove** presents an all too rare opportunity for the discerning purchaser to acquire a substantial three bedroomed detached bungalow in a much sought after, highly desirable and quiet residential location which nevertheless is ideally placed for easy access to all amenities within the town centre. Early inspection recommended.

ACCOMMODATION

In through composite front door with clear glass double glazed lights to side into:

Entrance Hall

2.28m x 2.05m (7'6" x 6'9")

With an engineered oak floor. Inset ceiling light spots. Wall mounted slimline radiator. Internal full height glazed door into Kitchen. Internal quality double glazed door into Sitting Room.

Living Kitchen

7.08m x 3.73m (23'3" x 12'3")

Nicely delineated into kitchen and living area with engineered oak floor. Kitchen enjoying superb range of soft close base and wall cupboards. Granite work surfaces with inset 1 ½ bowl single drainer, moulded sink unit. Built in brushed steel and glass AEG eye level double oven and grill. Unit matched door fridge freezer. Central island with granite top, inset four ring ceramic hob. Unit matched inset dishwasher. The dining area enjoys two radiators. Engineered oak floor. Multiple inset ceiling light spots. A particularly striking central atrium roof light providing for an exceptional level of natural light. UPVC sealed out double glazed French door out to rear patio and gardens.



Sitting Room

6.17m x 3.60m (20'3" x 11'10")

Coved ceiling. Two ceiling light point. Double radiator. TV and telephone points.



Through recessed sliding door into:

Master Bedroom

4.01m x 2.69m (13'2" x 8'10")

With radiator and ceiling light point.



Door into:

En Suite Shower Room

2.71m x 2.00m (8'11" x 6'7")

With a fully tiled shower cubicle enjoying a mains thermostatically controlled bar shower. Folding glass door to front. Unit inset quality wash basin with Hans Grohe quality mixer tap over. Drawer and cupboard storage beneath. Adjacent concealed cistern duoflush WC. Inset ceiling light spots. Ceiling extractor fan. Tiled splashback. Wall mounted illuminated shaver mirror and light. Full height dual heat chrome heated towel rail. Sliding doors to substantial utility & boiler cupboard housing a Viessman Vitadens 050 condensing combination gas fired central heating boiler with shelved storage to side together with space and plumbing for washing machine, space above for dryer.



Bathroom

1.77m x 1.62m (5'10" x 5'4")

With speckled tile effect floor. White suite comprising panelled bath, fully tiled around. Wall mounted thermostatically controlled mains bar shower. Hinged glass shower screen. Unit inset wash basin with cupboard storage beneath. Concealed cistern WC. Xpelair extractor. Ceiling light spots. Shaver socket. Wall mounted dual power heated towel rail.



Off the Sitting Room is access to:

Inner Hallway

2.00m x 1.83m (6'7" x 6')

With attic access. Ceiling light point. Built in linen cupboard with extensive shelving.

Bedroom No. 2

3.01m x 4.84m (9'11" x 15'11") max into deep recess

Centre ceiling light point. Double radiator. Views over front garden.



Garage

4.84m x 2.81m (15'11" x 9'3")

Up and over door to front. Concrete base. Light and power. New roof.

Gardens

The property enjoys lawned garden to three sides together with Indian stone patio whilst the front enjoys tarmac hardstanding for three vehicles and access to the attached garage.

GENERAL REMARKS & STIPULATIONS

VIEWING – Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE – Freehold with Vacant Possession upon completion.

SERVICES - Mains Gas, Electricity and Drainage.

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977/

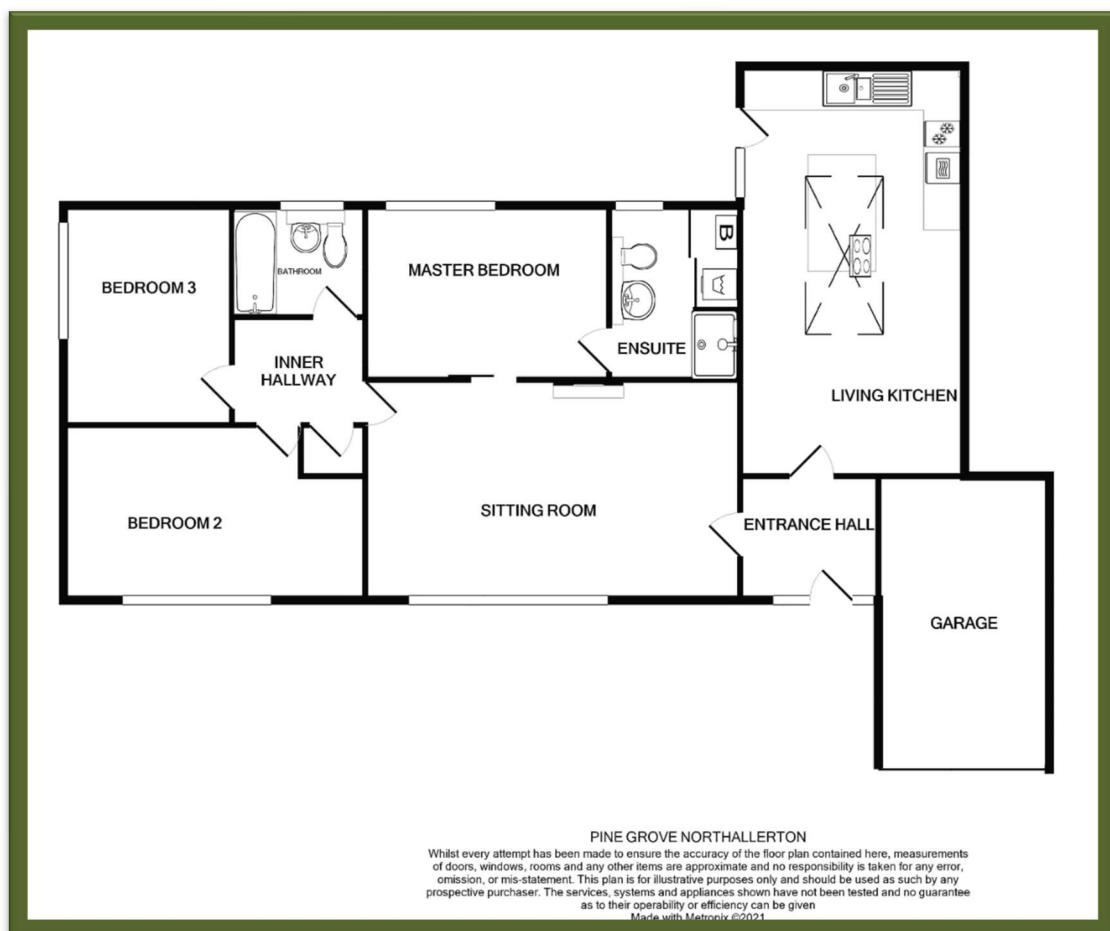
COUNCIL TAX BAND - The council tax band for the property is **D**.

Bedroom No. 3

2.94m x 3.30m (9'8" x 10'10")

Centre ceiling light point. Double radiator.





COMMITMENT

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- 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.
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