

**5 REVELLERS MEWS
YAFFORTH, NORTHALLERTON DL7 0NU**



**An Immaculately Presented 3-Bedroomed Mid Terraced Modern Cottage
Property in Attractive Semi-Rural Location within Easy Reach of Northallerton**

- Sealed Unit Double Glazing
- Oil Fired Central Heating
- Attractively Presented Accommodation
- Sunny Rear Garden
- Attractive Semi Rural Location
- Within Easy Reach of Northallerton

Offers in the Region of: £160,000

5 Revellers Mews, Yafforth, Northallerton DL7 0NU

SITUATION

Northallerton	1 mile	Teesside	22 miles
Bedale	7 miles	A19	8 miles
A1	7 miles	Thirsk	9 miles
Darlington	16 miles	Ripon	16 miles
Richmond	13 miles		

(All distances are approximate)

5 Revellers Mews, Yafforth is situated in the centre of the very popular much sought after rural village of Yafforth which is within 2 miles of the popular market town of Northallerton, the County Town of North Yorkshire.

The area enjoys excellent commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine train that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

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 hours' 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, Sedgfield, 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 (25mins), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. Primary Schools are at Northallerton and Romanby. 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.

Shopping – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all very accessible.

Leisure Centres – 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.

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.

DESCRIPTION

The property comprises a very nicely presented 3-bedroomed mid terraced modern cottage style property in an attractive semi-rural position within easy reach of Northallerton but enjoying tremendous views out to the rear over open attractive countryside.

The property is oil fired centrally heated and has a mix of wooden sealed unit double glazing and UPVC sealed unit double glazing. It has well laid out and spacious, attractively presented accommodation. The sitting room has been newly carpeted and the whole property has been newly decorated.

The front garden is nicely arranged behind low level brick wall with inset wrought iron railings. Wrought iron gate with steps down to the garden from the public footpath. Pathway to the front door with lawned garden area to the side with shrubs. At the rear there is two designated parking spaces and further parking for visitors if necessary. The rear garden has post and plank fencing, it has a chippings walkway through to a flagged patio and seating area. The main rear garden is lawned with inset shrubberies and provides a particularly attractive backdrop to the property.

ACCOMMODATION

In through hardwood front door with opaque glazed panels into:

Entrance Vestibule
1.06m x 1.39m (3'6" x 4'7")

Ceiling light point. Hanging hooks. UPVC sealed unit double glazing window to side. Wood laminate floor. Panelled door into:

Living Room
4.54m x 5.56m (14'11" x 18'3")

Nicely delineated into sitting and dining areas. Overall it enjoys the benefit of four wall light points. Exposed beamed ceiling. Chimney breast with feature fireplace comprising pined and stained and polished surround. Inset cut marble hearth and backplate. Inset grate. TV, satellite and telephone points. Double radiator. UPVC sealed unit double glazed wood effect window overlooking front garden. Door to rear gives access into:

Hallway

4.93m x 1.95m (16'2" x 6'5")

Wood laminate floor. Beamed ceiling. Centre ceiling light point. Radiator. Built in boiler cupboard housing Worcester Greenstar Heatslave 12/19 oil fired combination central oil boiler. UPVC sealed unit double glazed composite door to rear with clear glass light leading out to rear patio and gardens. Within the inner hallway there is a useful understairs potential office/storage area. Wall mounted hanging hooks. Door to:

Breakfast Kitchen

3.42m x 2.44m (11'3" x 8')

With a tiled floor. Attractive range of coloured base and wall cupboards with granite effect work surfaces enjoying inset single drainer, single bowl, coated sink unit with mixer tap over. Space and point for electric cooker. Space and plumbing for washer and additionally dishwasher. Radiator. Space for fridge freezer. Wall mounted extractor fan. Beamed ceiling. Inset ceiling light spots. Tiled splashbacks with attractive fruit tiles.

Stairs to First floor with stained and polished pine king post and balustrade with painted spindles leading up to:

L Shaped First Floor Landing

2.30m x 1.85m (7'7" x 6'1")

Painted and moulded dado rail. Ceiling light point. Attic access.

Bedroom No. 1

3.12m x 4.15m (10'3" x 13'8")

Radiator. Centre ceiling light point. Telephone point. UPVC sealed unit double glazed window overlooking front.

Bedroom No. 3

2.30m x 3.17m (7'7" x 10'5") plus recessed double wardrobe

Ceiling light point. Radiator. UPVC sealed unit double glazed window overlooking front.

Bedroom No. 2

3.12m x 2.86m (10'3" x 9'5") max overall including entrance recess

Radiator. Ceiling light point. Wooden sealed unit double glazed window to rear with tremendous views out over the garden and across surrounding countryside.

Bathroom

1.88m x 1.90m (6'2" x 6'3")

With half tiled walls to two sides. Cream suite comprising painted panelled bath with quality mixer tap and shower attachment. Fitted shower rail. Matching pedestal wash basin and WC. Inset ceiling light spots. Inset ceiling extractor. Wall mounted radiator. Useful overstairs recessed storage cupboard. 3'1" x 3'8"

Gardens

The front garden is nicely arranged behind low level brick wall with inset wrought iron railings. Wrought iron gate with steps

down to the garden from the public footpath. Pathway to the front door with lawned garden area to the side with shrubs. At the rear there is two designated parking spaces and further parking for visitors if necessary. The rear garden has post and plank fencing, it has a chippings walkway through to a flagged patio and seating area. The main rear garden is lawned with inset shrubberies and provides a particularly attractive backdrop to the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion

SERVICES

Mains Water, Electricity and Drainage.

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 **B**. The current charge is **£1353.92**



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.