

S.4615

Northallerton
Estate
Agency 

FOR SALE BY INFORMAL TENDER BY 12 NOON ON MONDAY 6TH AUGUST 2018

**12 BRIDGE TERRACE,
NORTHALLERTON DL7 8NH**



**A Traditional 2-Bedroomed Mid Terraced Cottage Property in Need of Full Updating & Modernisation but with Scope for Extension Subject to the Necessary Planning Permissions
Situating in Convenient & Popular Residential Area**

- 2-Bed Mid Terraced Cottage
- Off Road Parking & Garden to Rear
- In Need of Updating & Modernisation
- Close to the Train Station
- Close to Local Amenities
- In Popular Residential Area

GUIDE PRICE: £110,000

For Sale by Informal Tender – Closing Date: 12 Noon on Monday 6th August 2018

12 Bridge Terrace, Northallerton DL7 8NH

SITUATION

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

12 Bridge Terrace is very conveniently situated just between Romanby and Northallerton nicely set back from the minor road running between the two and within easy walking distance of both Romanby and Northallerton, the High Street, Railway Station, County Hall, Friarage Hospital and excellent local amenities.

The market town of Northallerton enjoys a comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and the property itself is in the catchment area for a number of renowned schools within the town and at Romanby 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 property is within walking distance of the local main line train station at Northallerton. The line runs 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 Durham Tees Valley (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 with a number of renowned schools within the area. Local Primary Schools within the Northallerton catchment area and additionally the property is within walking distance of Romanby Village School. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Hospital – The Friarage Hospital at Northallerton is locally renowned. There is a Doctors surgery within walking distance.

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

12 Bridge Terrace comprises a brick built with slate roof 2-bedroomed mid terraced traditional small town house/cottage property enjoying the benefit of UPVC sealed unit double glazing but retaining need for full updating and modernisation and possible extension utilising a good area to the rear and also the attic, subject to the necessary Planning Permissions.

To the front the property is approached over a flagged walkway to the front door with the property enjoying a small front garden which is privet hedged with an inset shrubbery and chippings. To the rear the property enjoys a traditional concrete yard which runs past the workshop and outside WC with twin gated access out onto a rear pedestrian and vehicular access. Across the access there is a private garden which at present enjoys a chipping hardstanding and area of rough garden offering scope to provide an attractive seating area together with off road parking. The area could also be utilised to provide for garaging and workshops subject to purchasers requirements and the necessary planning permission.

The offering of 12 Bridge Terrace presents the all too rare opportunity to acquire a traditional small town house/cottage property in a good residential location within easy walking distance of good amenities with tremendous scope for updating and modernisation and adaptation to purchasers requirements.

Early inspection recommended.

ACCOMMODATION

In through composite double glazed front door with upper etched glass panel into:

Entrance Hall
4.59m x 0.88m (15'1" x 2'11")

Inset matwell. With a ceiling light point. Stairs to first floor. Telephone point. Door to:

Sitting Room
3.65m x 4.18m (11'12" x 13'9") max into bay

Feature fireplace comprising cut slate surround and mantel shelf with polished reliefs. Inset cast fireplace with tiled reliefs to side. Tiled hearth and inset cast grate.

Living Room
3.55m x 3.66m (11'8" x 12')

With central chimney breast housing a Parkray stove with hot water back boiler. Original built in chimney breast alcove cupboards and drawers and TV stand. Tiled hearth. Fitted picture rail. Centre ceiling light. TV point. Arch through to:

Inner Hallway
0.76m x 0.88m (2'6" x 2'11")

With door to good sized understairs storage cupboard with light point.
Door to:

Kitchen
2.40m x 2.44m (7'11" x 8')

With a fitted base unit having a granite work surface with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer beneath. Electric cooker point. Centre light point. UPVC sealed unit double glazed door to outside. Internal door to:

Pantry
1.11m x 2.40m (3'8" x 7'11")

With original shelving. Light point. Power point. Offering space for appliances etc. Door to outside.

From the Hallway are:

Stairs to First Floor with twin balustrades leading up to:

Half Landing
0.88m x 0.78m (2'11" x 2'7")

With stairs up to :

Main Landing
2.74m x 0.98m (9' x 3'3")

Ceiling light point. Access to:

Bathroom
3.78m x 2.38m (12'5" x 7'10")

With suite comprising cast panel bath with shower panel surround. Matching pedestal wash basin and WC. Wash basin with fitted splashback with shaving mirror, light and socket. Wall inset shelved storage area. Wall mounted Dimplex electric heater. Radiator. Built in shelved linen cupboards.

Main Bedroom
3.66m x 4.67m (12' x 15'4")

With two overbed light pulls. Ceiling light point. Original painted cast fire surround. Built in wardrobe. Chimney breast alcove suitable for wardrobe.

Bedroom No. 2
3.66m x 2.44m (12' x 8') plus chimney breast alcove wardrobe

Built in airing cupboard housing lagged cylinder and immersion heater and shelved storage over. Ornate painted fire surround and mantel shelf. Ceiling light point. Overbed light pull. Radiator.

Stairs to Second Floor with a shelved store cupboard.

Attic

Insulated. Does offer scope for additional residential accommodation subject to the necessary building regulations.

OUTSIDE

Attached Workshop
2.79m x 2.44m (9'2" x 8')

With fitted workbench. Concrete floor. Monopitched corrugated ceiling.

At the rear of the property is a concrete yard area running past the workshop to outside WC. Twin gated access. Across the access is an area of chippings hardstanding and garden with poorly defined boundaries running down to the back where there is a post and plank fence.

WC
0.96m x 1.52m (3'2" x 5')

With low level WC. Wooden door with opaque glazed centre light.

Gardens

The property is approached over a flagged walkway to the front door with the property enjoying a small front garden which is pivot hedged with an inset shrubbery and chippings. To the rear the property enjoys a traditional concrete yard which runs past the workshop and outside WC with twin gated access out onto a rear pedestrian and vehicular access. Across the access there is a private garden which at present enjoys a chipping hardstanding and area of rough garden offering scope to provide an attractive seating area together with off road parking.

GENERAL REMARKS & STIPULATIONS

VIEWING - By appointment through 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 by Hambleton District council that the Council Tax Band is **B**. The current annual charge is **£1353.92**.

METHOD OF OFFERING – The property is to be offered for sale by informal tender. The closing date for tenders is Monday 6th August at 12 noon and envelopes should be marked "12 Bridge Terrace".

Please note: Informal Tender gives us the opportunity to negotiate after the close of tenders should we be in possession of similar offers.





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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