

S.4616

Northallerton
Estate
Agency 

52 MALPAS ROAD
NORTHALLERTON DL7 8TB



An Immaculately Presented, Superbly Appointed 3-Bedroomed Semi Detached Family House in Much Sought After, Very Convenient & Popular Residential Area Close to Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- En Suite Master Bedroom
- Integral Garage
- Attractive Low Maintenance Gardens

Offers in the Region of £179,500 – Serious Offers Considered

52 Malpas Road, Northallerton DL7 8TB

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Catterick	14 miles	Richmond	14 miles
Ripon	16 miles	Bedale	7 miles

(All Distances are Approximate)

The property is very conveniently situated on Malpas Road and enjoys an attractive position with the added benefit of off road parking. Malpas Road is very conveniently situated between South Parade and Romanby Road within easy walking distance of Northallerton High Street, the Railway Station, County Hall, Friarage Hospital and all local amenities.

The Town centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets 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

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.

Schools – the area is well served by good state and independent schools with a number of renowned Schools within the area. 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.

DESCRIPTION

The property comprises a 3-bedroomed semi-detached end of terrace brick built with clay tile roof family house enjoying the benefit of UPVC sealed unit double glazing, plastic soffits and gutters and gas fired central heating together with an integral garage and parking to front.

To the front the property is accessed onto tarmac driveway which gives access to the garage to the side of which is a front garden attractively laid to lawn with a flagged pathway through, past ramp to the front door making it very accessible for wheelchair use. There is a gated access to the side leading to the rear garden. The front garden is bordered by trellis fencing and there are numerous inset mature shrubs. There is a chippings shrubbery to the front of the property. Wooden gate gives access to the side where there is a flagged pathway opening out onto the rear garden which is predominately lawned with shrubberies to all side and at the rear. There is a flagged base and shed. Adjacent to the rear of the property is a wooden pergola with a flagged base and open to two sides with a corrugated plastic roof providing a covered seating area off the kitchen. The property enjoys a nice degree of privacy and has post and plank/panel fencing at the rear.

Internally the property is well laid out and attractively presented with quality fittings throughout and enjoying the benefit of quality fitted kitchen and bathroom, en suite shower room to the master bedroom. The property has been particularly well maintained by the present owners and is superbly appointed throughout.

Early inspection particularly recommended to appreciate the property, its position and presentation.

ACCOMMODATION

In under covered entrance with pillars to either side through UPVC composite front door with upper leaded and coloured glass panels with etched glass lights into:

Entrance Hall

1.79m x 0.98m (5'11" x 3'3")

With ceiling light point. Radiator. Stairs to first floor. Pine baton with hanging hooks. Door to:

Living Room delineated into sitting and dining areas

Sitting Room

4.44m x 2.94m (14'7" x 9'8") with a rear recess 1.11m x 0.96m (3'8" x 3'2") giving access to Kitchen and door to understairs storage.

Centre ceiling light point. Feature modern painted fire surround with a cut slate hearth and backplate. Front window with low level double radiator under. TV and Sky points.

Dining Area

3.05m x 2.25m (10' x 7'5") max into bay to rear

Nice views over rear garden. Centre ceiling light point. Double radiator.

In the recess is door to understairs storage and door to:

L Shaped Kitchen

3.40m x 2.35m (11'2" x 7'9") overall

With attractive range of modern fitted base and wall cupboards. Granite effect work surfaces with tiled splashback. Unit inset single drainer,

single bowl stainless steel sink unit with mixer tap over. Unit inset NEFF four ring gas hob with Cook & Lewis glass fronted oven beneath. Space and plumbing for washer. Space and plumbing for dishwasher. Centre ceiling light point. Extractor over hob. Picture window overlooking the rear garden. Double radiator. Attic access. UPVC sealed unit double glazed door leading out to covered pergola area with balustrades around measuring 11' x 8'11", corrugated roof with harlequin tiles slabs.

Downstairs WC

1.59m x 0.83m (5'3" x 2'9")

With suite comprising low level WC. Inset wash basin with cupboard storage beneath. Tiled splashback above with glass shelf over. Centre ceiling light point. Ceiling mounted extractor. Wood laminate floor.

Off Kitchen via archway:

Rear Freezer Room & Pantry

2.40m x 1.47m (7'11" x 4'10")

Fitted shelving and useful granite effect work surfaces. Space and point for fridge freezer. Space for additional appliances. Security door through to:

Garage

3.42m x 2.46m (11'3" x 8'1")

With a concrete floor. Up and over door to front. Ceiling light point. Power points.

From the Hallway:

Stairs to First Floor

Wall mounted balustrade leading up to:

First Floor Landing

2.10m x 1.59m (6'11" x 5'3")

With a built airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Ceiling light point. Attic access. Door to:

Master Bedroom

3.27m x 2.94m (10'9" x 9'8")

Double radiator. Centre ceiling light point. TV point. Telephone point. Fitted dressing table with chest to side and central dressing table area. Archway with fitted double robes through to:

En Suite

2.61m x 1.27m (8'7" x 4'2")

With suite comprising fully tiled shower cubicle with concertina door to front. Sirus thermostatically controlled main shower. Inset ceiling light spots. Pedestal wash basin with matching and WC. Ceiling mounted Greenwood Airvac extractor fan. Inset ceiling light spots. Wall mounted shaver socket and mirror. Low level double radiator.

Bedroom No. 2

2.38m x 2.35m (7'10" x 9'7")

Centre ceiling light point. Attic access. Radiator. TV point.

Bedroom No. 3

2.94m x 1.95m (9'8" x 6'5") plus recessed double wardrobe

Centre ceiling light point. Radiator.

Family Bathroom

1.85m x 1.67m (6'1" x 5'6")

With white suite comprising panelled bath, fully tiled around with a Mira XL mains shower over bath and a fitted pivoting glass shower screen. Half tiled wall to side with matching pedestal washbasin and WC. Wall mounted shaver socket. Wall mounted mirror fronted bathroom cabinet. Wall mounted Silavent extractor fan. Inset ceiling light spots. Wood laminate floor.

GARDENS

There is a gated access to the side leading to the rear garden. The front garden is bordered by trellis fencing and there are numerous inset mature shrubs. There is a chippings shrubbery to the front of the property. Wooden gate gives access to the side where there is a flagged pathway opening out onto the rear garden which is predominately lawned with shrubberies to all side and at the rear. There is a flagged base and shed. Adjacent to the rear of the property is a wooden pergola with a flagged base and open to two sides with a corrugated plastic roof providing a covered seating area off the kitchen. The property enjoys a nice degree of privacy and has post and plank/panel fencing at the rear.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion

SERVICES

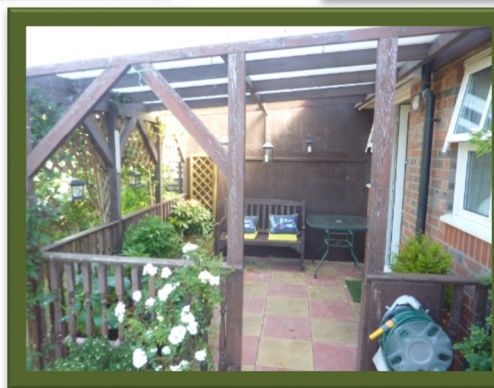
Mains Water, Electricity, Gas and Drainage.

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 **D**. The current charge is **£1740.75**



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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