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**Northallerton**  
**Estate**  
**Agency** 🏠

## **25 ASHLANDS CLOSE** **NORTHALLERTON DL6 1HJ**



**A Beautifully Presented, Well Laid Out & Spacious, Recently Updated 3-Bedroomed Semi Detached Family House Situated in Quiet Attractive Location Within Walking Distance of Good Local Amenities**

- UPVC Sealed Unit Double Glazing
- Recently Installed Combi Gas boiler/ heating system
- Attractive Gardens to Front & Rear
- Brick Built Garden Room
- Beautifully Fitted Kitchen
- Recent Extension to Provide Utility & Shower Room
- Close to Local Amenities
- Garage (One of a Block)

**Offers in the Region of: £162,500**

# 25 ASHLANDS CLOSE, NORTHALLERTON, DL6 1HJ

## SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	7 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles		

(All distances are approximate)

**25 Ashlands Close, Northallerton** is pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for 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 route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

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 offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** - Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond

**Hospitals** – The nearby Friarage Hospital is a renowned hospital.

**Bus Service** - There is a regular bus service between Bedale and Darlington

**Schools** - The area is well served by good state and independent schools. Comprehensive schools are located in Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools can be found at Polam Hall (Darlington), Hurworth House,

Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** - The property is attractively positioned 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** – Racing is at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** - Courses are located at Romanby (Northallerton), Thirsk, Bedale, Darlington, Richmond and Catterick.

**Walking & Cycling** - The area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centre** - Northallerton, Bedale, Richmond and Darlington

## DESCRIPTION

**25 Ashlands Close** comprises a brick built with clay pantile roof recently updated 3-bedroomed dormer style semi-detached substantial family house which enjoys the benefit of UPVC sealed unit double glazing and recently installed combination gas fired boiler and heating system. (3 ½ years warranty remains) and new facias and soffits.

Internally the property is well laid out and spacious with beautifully presented kitchen/diner with solid oak work surfaces. Double solid oak doors leading into the lounge. To the first floor are three good sized bedrooms and recently fitted bathroom with spa bath.

Externally the property looks out onto mature trees on a central green area with post and panel fencing to the front behind which is a front garden which is laid to chipping pathway with deep shrub borders around a central circular shrubbery with established and perennial bushes. There is a path to the front door which continues down the side of the property to the rear where the property enjoys lawned garden area with patio seating area to the rear. Brick built garden room with french doors out onto garden. The property is completed with garage which is one of a block with up and over door.

## ACCOMMODATION

In through UPVC sealed unit double glazed door with etched glass panels to side providing a nice degree of natural light.

**Entrance Hall**  
**13' 7" x 5' 11" (4/14m x 1.80m)**

Radiator, ceiling light point, telephone point, stairs to first floor. There is a useful understairs storage area and door through to:

**Sitting Room****10' 6" x 13' 1" (3.20m x 3.99m)**

Coved ceiling, centre ceiling light point, double radiator, TV point, Sky and telephone points. Feature fireplace comprising cut light granite surround, mantle shelf and hearth with inset Living Flame gas fire, French doors through to:

**Kitchen/ Dining Area****5.00m x 3.3m (16'5" x 10'10" )**

Recently fitted range of light grey base and wall cupboards, solid oak work surfaces with inset sink unit with mixer tap and solid oak drainer. space and plumbing for washer. Belling electric oven with gas hob over and extractor hood. Central breakfast bar with matching light grey units beneath incorporating wine chiller. Large integral fridge freezer with light grey doors to front. ceiling light point. Dining area with solid oak double doors leading into the lounge and french doors leading directly onto indian sandstone patio and onto the sunny rear garden.

From the kitchen is a solid oak door leading to:

**Utility/ Boot Room****2.5m x 1.7m (8'2" x 5'7")**

With built in blue tooth speakers. Door to rear leads onto rear garden. Door to:

**Downstairs Shower Room**

With shower cubicle with mains shower. Pedestal wash basin with matching duoflush WC.

From the Hallway

**Stairs To First Floor**

Painted balustrades leading up to:

**First Floor Landing****6' 3" x 8' 5" (1.91m x 2.57m)**

Picture window, ceiling light point, attic access.

**Master Bedroom****10' 0" x 12' 9" (3.05m x 3.89m)**

Ceiling light point, radiator, Painted louvre door fronted wardrobes hanging rails and cupboard storage over. Cupboard housing the combination gas fired central heating boiler (3 ½ years warranty remaining).

**Bedroom 2****10' 5" x 11' 5" (3.18m x 3.48m)**

Into useful recess suitable for built in freestanding or fitted wardrobes. Ceiling light point, radiator.

**Bedroom 3****6' 6" x 9' 5" (1.98m x 2.87m)**

Ceiling light point, radiator.

**Bathroom****5' 5" x 6' 1" (1.65m x 1.86m)**

White suite comprising panelled spa bath with wall mounted Triton Thiago electric shower, matching pedestal wash basin with easy and duo flush WC, upper etched glass window provides for a nice degree of natural light, ceiling light point, radiator.

**OUTSIDE****Garden/ Sun Room**

Brick built with UPVC sealed unit double glazed french doors out onto indian sandstone patio. Window to side. Fitted carpet.

**Gardens**

The property looks out onto mature trees on a central green area with post and panel fencing to the front behind which is a front garden which is laid to chipping pathway with deep shrub borders around a central circular shrubbery with established and perennial bushes. There is a path to the front door which continues down the side of the property to the rear where the property enjoys lawned garden area with raised indian sandstone patio seating area to the rear complete with barbecue.

**Garage (One of a block)****8' 4" x 14' 0" (2.54m x 4.26m)**

Brick built with mono pitched roof, up and over door to front. Concrete floor.

**GENERAL REMARKS AND STIPULATIONS****VIEWING:**

By arrangement through Northallerton Estate Agency – tel. no. 01609 771959.

**SERVICES:**

Mains water, electricity, gas central heating and drainage.

**TENURE:**

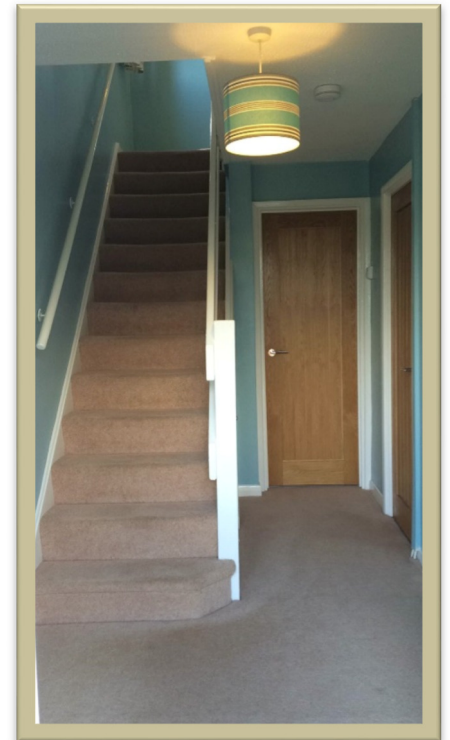
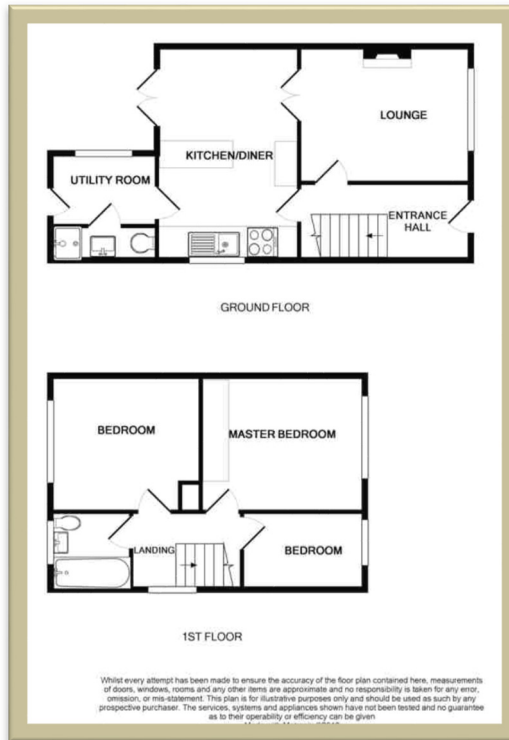
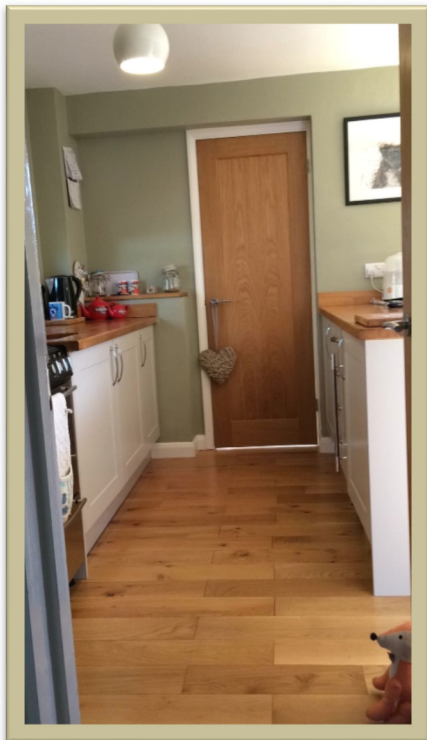
Freehold with Vacant Possession on completion.

**LOCAL COUNCIL:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

**COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B (£1,353.92 per annum).





**COMMITMENT**

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- 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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