

S.4638

Northallerton  
Estate  
Agency 

**12 NEWLANDS  
NORTHALLERTON DL6 1SJ**



**A Well Appointed 3-Bedroomed Detached Family House in very Convenient & Popular Residential Location within Easy Walking Distance of the Town Centre & Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Double Glazed Conservatory to Rear
- Gardens Front & Rear
- Walking Distance of Good Local Amenities

**Offers in the Region of: £182,000**

# 12 Newlands, Northallerton DL6 1SJ

## 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)

**12 Newlands, Northallerton** is pleasantly situated just to the east of Northallerton Town Centre and within easy walking distance 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.

**Hospital** – the Friarage Hospital is a short distance from the property.

**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 at Northallerton, Thirsk,

Bedale, Richmond and Darlington. Independent Schools 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** – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** – Romanby (Northallerton), Bedale, Thirsk, 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 Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

12 Newlands comprises a well laid, nicely presented 3-bedroomed detached family house enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating.

In onto a flagged front hardstanding with driveway to side which gives access to the detached garage. At the front there is an ornamental post and rail fencing around the front garden which is lawned whilst to the rear there is a Marley flagged patio area opening out onto a lawned area with chippings around. There is post and plank fencing to the rear. There is a block built detached garage.

## ACCOMMODATION

In up step and through UPVC sealed unit double glazed front door with central etched and coloured glass light into:

### Entrance Hall

**1.59m x 1.03m (5'3" x 3'5")** narrowing into **Inner Passage 0.91m x 1.54m (3' x 5'1")**

Stairs to first floor. Ceiling light point. Coved ceiling. Window to side. BT Openreach and telephone point. Radiator.

### Downstairs WC

**1.22m x 0.66m (4' x 2'2")**

With low level WC and corner wash hand basin. Cupboard. Ceiling light point. Ceiling extractor fan.

### Sitting Room

**5.725m x 3.56m (17'3" x 11'8" max) into bay**

Feature fireplace comprising carved surround and mantel shelf with a marble backplate and hearth. Three wall light points, two ceiling light points. Coved ceiling with centre ceiling rose and light point. TV point. Two radiators. Panelled door through to:

### Dining Room

3.23m x 2.34 (10'7" x 7'8")

Coved ceiling. Centre ceiling rose and light point. Double radiator. Wood laminate floor. Door to Kitchen. Sliding doors through to:

### Conservatory

3.81m x 2.54m (12'6" x 8'4")

Double glazed windows to side and rear elevations. Laminate flooring. Radiator. Full height double glazed french doors leading to rear garden. Floor inset power points. TV point.

### Kitchen

4.42m x 2.03m (14'6" x 6'8")

With a modern range of white wall and base units with gilded door furniture. Extensive range of base and wall cupboards. Granite effect work surfaces with inset 1 1/2 bowl single drainer composite sink unit with mixer tap over. Space and point for gas and/or electric cooker. Space and plumbing for washer. Space for additional appliance. Half height Harlequin tiled walls and splashback. Coved corniced ceiling and ceiling light spots. Extractor over cooker area. Wall mounted newly installed Veissman Vitadens 100 combi condensing gas fired central heating boiler. Radiator. Upper etched glass panelled double glazed door to side leading out to driveway. Useful understairs store cupboard with hanging rail.

**From Hallway Stairs to First Floor** with painted balustrade leading up to:

### First Floor Landing

2.94m x 1.74m (9'8" x 5'9")

With double glazed window to side elevation. Coved ceiling. Ceiling light point. Attic access. Two built in store cupboard. Radiator.

### Bedroom No. 1

4.47m x 2.72m (14'8" x 8' 11") including wardrobe

Coved ceiling and light point. Double glazed window overlooking front garden. Fitted mirror fronted wardrobes. Telephone point. TV point. Radiator.

### Bedroom No. 2

2.92m x 2.72m (9'7" x 8'11")

Coved ceiling and centre light point. Telephone point. Double glazed window overlooking rear garden. Double radiator.

### Bedroom No. 3

2.92m x 1.75m (9'7" x 5'9")

Coved ceiling and centre light point. Double glazed window overlooking front garden. Radiator.

### Bathroom WC

White suite comprising panelled bath with Triton Martinique electric power shower over, matching pedestal wash basin and low

level WC. Tiled walls with tiled dado rail. Centre light point. Heated towel rail. Double glazed window overlooking rear garden. Tiled floor.

### Garage

5.49m x 2.74m (18' x 9') approx

Block built with up and over door to front, pedestrian door to side. UPVC etched glass window adjacent to side door. Light and power. At present divided into two parts one part as storage area and the other entertainment area.

Space and base behind the garage for a shed.

### Gardens

Onto a flagged front hardstanding with driveway to side which gives access to the detached garage. At the front there is an ornamental post and rail fencing around the front garden which is lawned whilst to the rear there is a Marley flagged patio area opening out onto a lawned area with chippings around. There is post and plank fencing to the rear.

## GENERAL REMARKS & STIPULATIONS

### VIEWING:

Strictly by appointment through Northallerton Estate Agency – Tel. No. 01609 771959.

### TENURE:

Freehold with Vacant Possession upon Completion.

### SERVICES:

Mains water, electricity, drainage, gas.

### COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1,547.33**.







**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.