

S.4647

Northallerton
Estate
Agency 

**15 GREENHOWSYKE LANE
NORTHALLERTON DL6 1HT**



A Brick Built 3-Bedroomed Semi Detached Family House Situated on a Quiet Road just outside the Centre of Northallerton in Need of Full Updating & Modernisation but within easy walking distance of the Town Centre & all Local Amenities

- Sealed Unit Double Glazing
- Night Storage Heating
- Walking Distance of Town & Amenities
- In Need of Full Updating & Modernisation
- Well Laid Out & Spacious
- Close to Local Amenities

Reduced to Offers in the Region of: £115,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

15 Greenhowsyke Lane, Northallerton DL6 1HT

SITUATION

A.1	6 miles	Darlington	16 miles
Thirsk	6 miles	York	30 miles
A.19	8 miles	Teesside	17 miles
Catterick	9 miles	Bedale	7 miles
Richmond	15 miles	Ripon	17 miles

(All distances are approximate)

Greenhowsyke Lane is situated between Crosby Road and Valley Road. Within Northallerton there is a comprehensive range of educational, recreational and medical facilities to be found plus interesting and varied shopping and twice weekly markets. In addition well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The large centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance and offer a full and comprehensive range of shopping and amenities.

The area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk and Bedale whilst the large shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools – the area is well served by good state and independent schools. There are local Primary and Secondary schools within Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Teesside High, Yarm and Ampleforth.

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 the North Yorkshire Dales and close to good local rivers and ponds.

Racing – Catterick, Thirsk, York, Sedgefield, Redcar, Ripon, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Darlington, Bedale, Richmond and Catterick

Walking – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property. This area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities are to be found.

Additionally the property is within 1 hour of the coast of Whitby, Redcar and Scarborough.

Theatres - Darlington, Richmond, Durham, Newcastle and York.

Leisure Centres – Northallerton, Thirsk and Bedale

Communications – The A.1 and A.19 trunk roads are both within 10 miles travelling distance of the property and provide excellent access to routes north and south and in addition connect into the A.66 providing good transport east to west. Main line train stations are situated at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine line 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 (30 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

The property comprises a brick built with wooden sealed unit double glazed 3-bedroomed semi-detached family house which at present has night storage heater and is in need of full updating and modernisation.

Externally it has gardens to front and rear together with gate at the rear suitable for vehicular access. A number of properties in the area have also provided parking to the front which will require approved drop kerbs and would allow for a larger rear enclosed garden.

Internally the accommodation is well laid out and spacious and nicely proportioned.

The offering of **15 Greenhowsyke Lane** provides an opportunity for the discerning purchaser to acquire a property in need of full updating and modernisation which nevertheless is in easy walking distance of excellent local amenities and nearby open countryside as well as being ideally placed for commuting utilising the excellent transport networks in and around Northallerton.

Early inspection recommended.

ACCOMMODATION

In through hardwood side door with a single glazed metal window to side.

Entrance Hall

3.88m x 1.01m (12'9" x 3'4") with rear area 0.91m x 0.73m (3' x 2'5")

Stairs to first floor. Ceiling light point. Wall mounted Creda night storage heater. Door to understairs cloaks and storage cupboard. Door through into dining and reception and sitting room.

Sitting Room**4.27m x 3.71m (14' x 12'2") max into bay**

With display window ledges. Ceiling light point. Creda night storage heater. Central chimney breast with tiled hearth, surround and mantel shelf. Inset open grate. Sky point. BT telephone socket

Living Room**3.66m x 4.11m (12' x 13'6") max into bay**

Central chimney breast with tiled fireplace, mantel shelf and hearth and inset open grate. Ceiling light point. Creda night storage heater. Door through into:

Kitchen**2.64m x 2.35m (8'8" x 9'7")**

With a range of base units enjoying work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset Indesit double oven and grill. Ceiling light point. Tiled splashback to wash basin. Archway through to:

Pantry**0.93m x 1.57m (3'1" x 5'2")**

With shelving and ceiling light point.

Door from kitchen gives access to:

Rear Lean To Utility**3.91m x 1.62m (12'10" x 5'4")**

On brick base with upper glazing and a corrugated roof which is part internally boarded and insulated. It has space and plumbing for washer. Wall light point. Glazed to two sides. Door to:

Coal Store**1.22m x 0.93m (4' x 3'1")**

Concrete floor.

From the hallway

Stairs to First Floor to:

First Floor Landing**5.86m x 0.88m (19'3" x 2'11")**

Giving access to bedrooms as follows:

Bedroom No. 1**3.73m x 3.83m (12'3" x 12'7") max into bay**

Fitted picture rail. Ceiling light point. Creda night storage heater. Sky point.

Bedroom No. 2**3.71m x 3.10m (12'2" x 10'2")**

With ceiling light point. Creda night storage heater. Sky connection. Views out to rear.

Bedroom No. 3**2.30m x 2.69m (7'7" x 8'10")**

Fitted picture rail. Ceiling light point. Dimplex night storage heater.

Bathroom**2.69m x 1.49m (8'10" x 4'11")**

With a panelled enamelled bath with tiled half height surround extending to the rear of the wash basin. Ceiling light point. Wall mounted electric convection heater. Twin doors to airing cupboard which houses lagged cylinder and immersion heater with shelved storage over.

Separate WC**1.39m x 0.91m (4'7" x 3')**

Low level WC. Ceiling light point. Upper level window.

From the utility door leads to:

OUTSIDE

Externally it has gardens to front and rear together with gate at the rear suitable for vehicular access. A number of properties in the area have also provided parking to the front which will require approved drop kerbs and would allow for a larger rear enclosed garden.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

SERVICES

Mains Electricity, Gas and Drainage.

TENURE

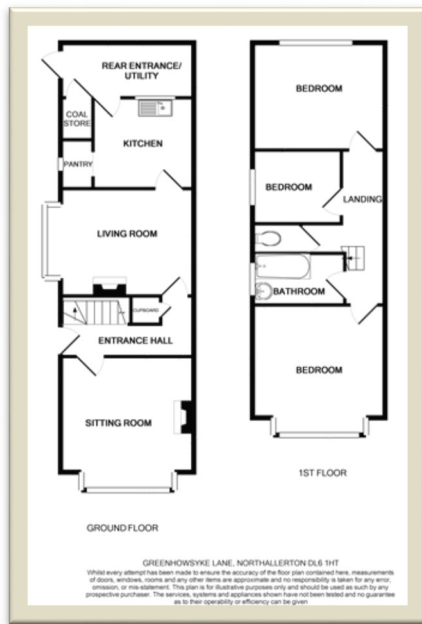
Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross,
Northallerton, North Yorkshire – Tel: (01609) 778899

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The annual 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.