

S.4680

Northallerton
Estate
Agency 

76 TURKER LANE NORTHALLERTON DL6 1QD



A Substantial, Traditionally Constructed 4-Bedroomed Detached Family House on a Generous Plot with Further Scope for Extension in Highly Sought After Residential Area within Walking Distance of the Town Centre & Excellent Local Amenities

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Detached Garage – Extensive Block Paving

Attractive Gardens to Front & Rear
Scope for Updating, Modernisation & Extension
Within Walking Distance of Town Centre

New Price: Offers in the Region of £299,950
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

76 Turker Lane, Northallerton DL6 1QD

SITUATION

Bedale	7 miles	A1	7 miles
Darlington	15 miles	A19	8 miles
Thirsk	7 miles	York	30 miles
Teesside	17 miles	Richmond	14 miles
Ripon	16 miles	Yarm	15 miles
Catterick	12 miles		

The property is situated on Turker Lane which is a very conveniently situated minor road just off Stokesley Road and represents a highly sought after residential area of Northallerton. The property is attractively situated on a generous sized plot close to open countryside.

The property is situated within easy and convenient walking distance of the town centre, Stone Cross being the headquarters of Hambleton District Council and the well-equipped local Leisure centre with leisure pool.

It is within easy walking distance of Northallerton town centre which boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A1 and A19 trunk roads. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time, and additionally via the Transpennine line that calls at this station, there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport.

There is an international airport at Durham Tees Valley. Additional market town shopping is available at Thirsk, Darlington and Richmond, and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

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

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton and a good network of footpaths and cycle tracks.

Schools – the area is well served by good state and independent schools with local primary schools within walking distance of the property together with a number of renowned local primary schools within walking distance of the property together with a number of renowned local Primary Schools within the Northallerton catchment area. Local comprehensive schools are to be found at Northallerton, Thirsk, and Richmond whilst

independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton. The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

DESCRIPTION

The property comprises a brick built with clay tile roof 4-bedroomed detached family house on substantial plot in much sought after and highly desirable residential area of Northallerton. The property is part rendered to front, it has twin dormers to the front elevation and it has been extended to rear to provide for larger 4-bedroomed family accommodation. It has UPVC sealed unit double glazing and gas fired central heating and the property is offered newly re-wired and decorated.

The property is approached through twin brick pillars with wrought iron gates onto block paved hardstanding for a number of vehicles and giving access to the detached garage. The block paving continues across the front of the property and under the covered entrance. The front of the property is laid to lawn with shrub borders behind low level brick walls on the north and eastern boundaries. On the western boundary is a post and panel fence. There is a wrought iron gated access off the driveway into the south facing rear gardens where there is a laid stone flag patio continuing across the rear of the property and down into the garden area with stone circle and around to the rear of the garden where there is an additional seating area. The rear garden is principally laid to lawn with two mature trees. There are shrubberies to both sides with to the southern extreme an additional area of flagged seating with adjacent space and base for greenhouse.

Internally the accommodation is well laid out and spacious, it is capable of a number of residential layouts with on the ground floor sitting room, garden room and dining room together with snug/office, downstairs WC and a quality fitted modern kitchen with a good range of appliances. On the first floor there are four double bedrooms and having generous proportions there is great scope for further en suites and there is scope to extend to side, rear and first floor subject to any necessary planning permissions.

The offering of 76 Turker Lane presents an all too rare opportunity for the discerning purchaser to acquire a quality constructed 4-bedroomed detached house on a good sized plot in a highly sought after, yet quiet and convenient residential location.

Available for early occupation and early inspection is recommended.

Offered Chain Free & Available for Early Completion

ACCOMMODATION

In under covered entrance through UPVC sealed unit wood effect front door with central etched and bevelled glass panel into:

Entrance Hall

2.28m x 3.25m (7'6" x 10'8")

With BT open reach master socket for wi fi and telephone. Low level radiator. Centre ceiling light point. Stairs to first floor. Door to understairs storage cupboard.

Sitting Room

3.47m x 6.70m (11'5" x 22')

With coved ceiling. Two light points. Windows to both ends providing natural light. Fireplace which is stone surround, tiled hearth, hardwood mantel shelf and inset living flame remote controlled gas fire. Two double radiators. TV point. French doors to rear with glazed lights to side leading into:

Garden Room

3.27m x 2.10m (10'9" x 6'11")

With two small double radiators. TV point. Two wall light points. UPVC sealed unit double glazed sliding patio doors leading out to patio and gardens. The room is south facing.

From the Entrance Hall is hardwood door leading into:

Dining Room

5.25m x 2.66m (17'3" x 8'9")

With two ceiling light points. Coved ceiling. Radiator. Door to Kitchen. Door to:

Downstairs WC

3.01m x 0.96m (9'11" x 3'2")

Wall mounted wash basin with tiled splashback. Low level WC with tiled splashback. Flush mounted ceiling light point.

Kitchen

4.39m x 3.01m (14'5" x 9'11")

With an attractive modern kitchen comprising white range of base and wall cupboards with brushed steel door furniture. Wood effect work surfaces with inset single drainer, single bowl Lamona moulded sink unit with mixer tap over. Work surface inset Lamona 5 ring gas hob with brushed steel and glass extractor over. Bosch electric double oven and grill. Unit matched integral Lamona fridge/freezer. Excellent range of cupboards including glass fronted, glass shelved display cabinet. Unit matched breakfast bar looking out through rear picture window onto garden with double glazed pedestrian door to side. Picture window to side. Inset ceiling light spots. Space and plumbing for washing machine. Unit matched built in Siemens dishwasher. Tiled floor.

Office / Study

2.30m x 2.10m (7'7" x 6'11")

Centre ceiling light point. Radiator.

Stairs to First Floor having stained and polished mahogany balustrade leading up to:

First floor Landing

3.05m x 0.98m (10' x 3'3") with a recess 0.83m x 0.86m (2'9" x 2'10")

Ceiling light point over stairs. Light point on landing. Attic access. Built in shelved linen cupboard.

Bedroom No. 1

4.74m x 4.47m (15'7" x 14'8") max into wall length wardrobes.

Dual aspect windows providing a high degree of natural light. Centre ceiling light point. Coved ceiling.

Bedroom No. 3

3.52m x 3.15m (11'7" x 10'4") max

Centre ceiling light point. Radiator. Built in wardrobe.

Bedroom No. 2

4.49m x 3.30m (14'9" x 10'10")

Pedestal wash basin. TV point. Centre ceiling light point. Radiator. Built in wardrobe. Nice views over rear garden.

Bedroom No. 4

4.06m x 3.01m (13'4" x 9'11") plus entrance recess 0.83m x 0.78m (2'9" x 2'7") with door to deep wardrobe.

Ceiling light point. Radiator. TV point. Nice views over rear garden.

En Suite

2.03m x 0.89m (6'8" x 2'11")

Low level WC and pedestal wash basin.

Bath/ Shower Room

3.01m x 2.64m (9'11" x 8'8")

With a fully tiled cubicle enjoying a thermostatically controlled mains bar shower. Pivoted door to front. Inset ceiling light spots. Extractor fan. Remainder of room is fully tiled and has a white suite comprising beech panelled bath with mixer tap and shower attachment over. Unit inset wash basin with cupboard storage and mirror behind. Shaver light and socket. Matching duoflush WC. Built in airing cupboards housing lagged cylinder and immersion heater with shelved storage around. Pump on the shower. Heated towel rail.

OUTSIDE

Garage

5.30m x 3.05m (17'5" x 10')

With electrically operated up and over door to front, pedestrian door to side and window to rear. Security lighting on the front. Concrete floor. Light and power.

Gardens

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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 **F**. The current annual charge is **£2514.43**.





COMMITMENT

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- 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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