

S.4684

Northallerton
Estate
Agency 

WESTLEA
LONDONDERRY, NORTHALLERTON DL7 9NE



A Substantial, Attractively Presented, Well Laid Out & Spacious 4-Bedroomed Detached Superior Bungalow Residence Currently Laid Out as 3-Bedroomed Property with Fully Self Contained One Bedroomed Annexe

UPVC Sealed Unit Double Glazing
LPG Fired Central Heating
Detached Double Garage / Workshop
Extensive Grounds and Gardens

Scope for Various Residential Layouts
Quality Fitted Kitchens and Bathrooms
Convenient Very Accessible Location
Attractive Views Over Adjacent Farmland

Offers in the Region of: £295,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Westlea, Londonderry, Northallerton DL7 9NE

SITUATION

Northallerton	6 ½ miles	A.1	2 miles
Richmond	7 ½ miles	Bedale	2 ½ miles
Darlington	15 miles	Catterick	10 miles
A.19	15 miles	Ripon	13 miles

Westlea at Londonderry, Northallerton is attractively situated in a picturesque rural village location in Londonderry facing onto attractive rural countryside but with views of the A.1. The property is conveniently situated in relation to the local market towns of Northallerton, Bedale and Richmond where a full and comprehensive range of recreational, medical and educational facilities can be found.

Londonderry the village itself comprises a popular semi rural residential village in association with Leeming and is within easy reach of the A.1 trunk road providing direct access to the main arterial road networks of the UK. The property sits on a good sized plot with a high degree of privacy and attractive views out. The village of Leeming and nearby village of Leeming Bar have Public Houses, Village shop, Post Office, Garage and renowned local Primary School. There are a number of other villages in the area offering similar facilities and a fuller range of services are available in the local market towns.

The property is within easy reach of the A.1 trunk road providing good access to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK.

The local market town of Northallerton is further complemented with an East Coast main line train station which links London to Edinburgh and brings London within 2 ½ hours commuting time.

Additionally via the Transpennine line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds Bradford, Newcastle and Manchester.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools – The area is well served by good state and independent schools. Primary Schools are to be found at Leeming Village and Leeming Bar and Bedale. Comprehensive Schools are to be found at Bedale, Northallerton, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Ripon and Queen Mary's at Baldersby.

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 Yorkshire Dales and close to local rivers and ponds.

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

Golf - Bedale, Romanby, Thirsk, Darlington, Richmond and Catterick.

Walking and Cycling - the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property and a good network of footpaths and cycle ways in conjunction with the new A.6055 relief road.

Leisure Centres – Bedale, Richmond, Darlington, Northallerton and Scotch Corner.

DESCRIPTION

Westlea at Londonderry comprises a predominantly stone clad, timber framed with pantile roof detached, substantial, superior bungalow residence presently laid out as a three bedroomed property with one bedroomed fully self-contained annexe but offering scope for a host of residential layouts and providing scope for an extended family or dependent relative accommodation subject to Purchaser's requirements.

Externally the property is accessed through twin wrought iron gates on stone pillars with substantial shrub and hedge borders with a low level fence backing. There is then an extensive area of concrete hardstanding and patio leading down to a flagged patio and hardstanding area in front of the detached timber built and clad double garage. The property stands in a substantial plot with post and plank fencing with mature hedging forming the boundaries to lawned gardens which run to three sides of the property a particular feature being the rear garden which runs along the whole of the back and enjoys nice views out over adjacent countryside. Additionally at the rear there are shrubberies and rockeries and rear flagged patio area plus shed with an additional crazy paved patio to the side of it.

Internally the property enjoys well laid out and spacious attractively presented, generously proportioned accommodation which has LPG central heating and is UPVC sealed unit double glazed. There are quality fitted kitchens, shower rooms and as mentioned the property has scope for various residential layouts subject to purchasers' requirements. Internally the property is light and airy and early inspection is recommended to appreciate the property's generous proportions and scope for various residential layouts.

ACCOMMODATION

Up quarry tile steps through UPVC sealed unit double glazed front door with etched, coloured and leaded glass central light with etched and leaded glass light to side leading into:

Hallway
4.79m x 1.47m (15'9" x 4'10") with rear recess 1.42m x 0.78m (4'8" x 2'7")

With coved ceiling and inset ceiling light spots. Double radiator. Access through oak upper clear panelled door into:

Sitting Room

6.25m x 4.16m (20'6" x 13'8")

With coved ceiling. Centre ceiling light point. Feature fireplace comprising painted and carved surround, tiled backplate and hearth and an inset electric fire (gas point adjacent). Two level double radiators. TV and Sky point. Twin doors through to Sun Lounge. Archway through to:

Dining Area

3.71m x 2.49m (12'2" x 8'2")

Coved ceiling. Centre ceiling light point. Low level double radiator. Sliding door to kitchen.

Twin oak doors with upper panels into:

Sun Room

2.49m x 5.86m (8'2" x 19'3")

With two low level double radiators. TV and Sky points. Centre ceiling light point. Full height french door out to side to patio and gardens. Windows to three sides providing a high degree of natural light and enjoying panoramic views out to the rear over grounds, gardens and adjacent paddock land.

Shower Room

2.33m x 2.38m (7'8" x 7'10")

With fully tiled walls. Laminate tiled floor. Inset ceiling light spots. Suite comprising corner full sized tiled shower cubicle with sliding doors to front and side and a mains thermostatically controlled Mira Magna power shower with inset ceiling light and extractor above. Unit inset wash basin with cupboard storage beneath. Concealed cistern duoflush WC. Wall mounted glass shelving with adjacent cupboard. Chrome heated towel rail.

Oak sliding door from Dining Rear with upper clear panel into:

Breakfast Kitchen

4.42m x 3.42m (14'6" x 11'3") plus display inset with shelving

Attractive oak fronted range of base and wall cupboards, granite effect work surfaces with inset 1 1/2 bowl single drainer, Blanco moulded sink with mixer tap over. Work surface inset five ring gas Zanussi gas burner. Built in brushed steel and glass fronted Zanussi double oven and grill. Door matched under unit Zanussi dishwasher and fridge freezer. Inset ceiling light spots. Tiled splashbacks. Brushed steel and glass extractor hood over hob. TV point. Double radiator. Opaque glass fronted internal glass shelved matching cabinet. Twin windows to front providing for a nice degree of natural light. Stable door through to:

Inner Vestibule

1.29m x 0.89m (4'3" x 2'11")

Giving access to:

Utility Room

3.01m x 4.29m (9'11" x 14'1")

With a tile effect floor. Built in beech fronted range of base and wall cupboards. Granite effect work surfaces. Inset single drainer, single bowl stainless steel sink unit with mixer tap over. Newly installed wall mounted Veissmann Vitadens 100 combination gas fired central heating boiler. Installed in November 2018. Ceiling light point. Attic access. Double radiator. Space and plumbing for washing machine. Space for additional appliances. Fitted double cupboard with additional shelved storage cupboard to side. UPVC sealed unit double glazed door with upper etched glass panel out to side giving access to patio and gardens. Internal stained and polished pine door to:

Downstairs WC

1.54m x 0.91m (5'1" x 3')

With a duoflush WC. Inset ceiling light spots.

Within this recess is:

Bedroom No. 2

3.30m x 3.05m (10'10" x 10')

With window to two sides. Centre ceiling light point. Double radiator.

Off the Main Hallway

Bedroom No. 1

3.98m x 3.55m (13'1" x 11'8")

With coved ceiling. Centre ceiling light point. Double radiator. TV point.

Off of the Main Hallway

Small Inner Hall

1.37m x 0.93m (4'6" x 3'1")

With an upper clear glass panelled door into:

Solid oak door into:

Bedroom No. 3

2.54m x 3.71m (8'4" x 12'2")

With double radiator. Centre ceiling light point. Coved ceiling. Sky point. TV point.

SEPARATE SELF CONTAINED ANNEXE

Hallway

2.61m x 0.93m (8'7" x 3'1")

Coved ceiling. Inset ceiling light spots. Opening out into:

Open Plan Living Area

5.64m x 3.35m (18'6" x 11')

Nicely delineated and kitchen and living area:

Kitchen

Small range of oak fronted base and wall cupboard. Granite effect work surface with inset four ring Indesit electric schott ceran hob. Space and point for fridge. Inset ceiling light spots.

Living Area

Double radiator. TV point. Centre ceiling light point. UPVC sealed unit double glazed french doors out to front stepped entrance and parking.

From this room is door through to:

En Suite Bedroom

4.06m x 4.23m (13'4" x 13'11")

Centre ceiling light point. Double radiator. TV points. Door to En Suite. UPVC sealed unit double glazed french doors out to raised decking balcony with views out to rear over adjacent paddocks. Internal solid oak door gives access to:

En Suite Shower Room

2.89m x 1.49m (9'6" x 4'11")

With shower panelled, good sized shower cubicle with central drainer and a Mira Vie electric shower. Inset extractor and light hover. Matching duo flush WC and pedestal wash basin with a tiled splashback, glass shelf above. Wall mounted glass fronted cabinet. Inset ceiling light spots. Wall mounted chrome heated towel rail.

OUTSIDE

Garages

5.40m x 4.44m (17'9" x 14'7")

Twin doors to the front and a pedestrian door at the side. Internally wood panel clad. Light and power. Laminate floor. Rear enclosed office area with light and power. Double glazed window to side.

Shed

2.99m x 2.38m (9'10" x 7'10")

Gardens

The property is accessed through twin wrought iron gates on stone pillars with substantial shrub and hedge borders with a low level fence backing. There is then an extensive area of concrete hardstanding and patio leading down to a flagged patio and hardstanding area in front of the detached timber built and clad double garage. The property stands in a substantial plot with post and plank fencing with mature hedging forming the boundaries to lawned gardens which run to three sides of the property a particular feature being the rear garden which runs along the whole of the back and enjoys nice views out over adjacent countryside. Additionally at the rear there are shrubberies and rockeries and rear flagged patio area plus shed with an additional crazy paved patio to the side of it.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the agents, Northallerton Estate Agency – Tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains water, electricity, LPG heating and drainage.

LOCAL AUTHORITY

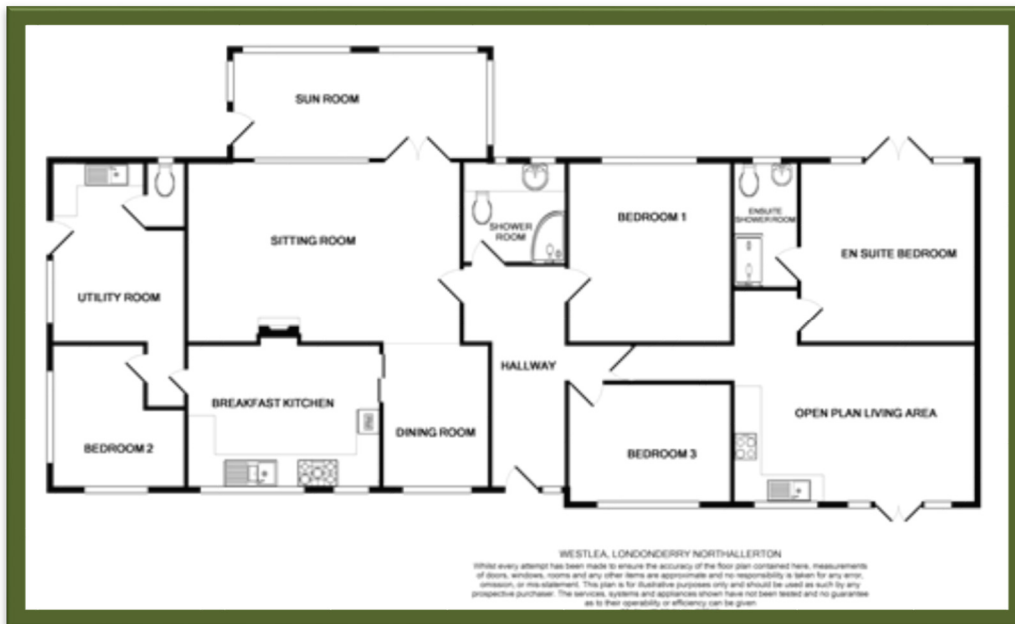
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band for the Bungalow is Band **E**. The current annual charge is **£.2127.58**

The council tax band for the Self Contained Annexe is to be confirmed.





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.