

S.4700

Northallerton
Estate
Agency 

CHURCH VIEW
GREAT LANGTON, NORTHALLERTON DL7 0TE



**A Very Attractively Positioned 3-Bedroomed Semi Detached Country Cottage in
Quiet Cul-de-Sac Location**

- Gardens to Front & Rear
- Oil Fired Central Heating
- Well Laid Out 3-Bed Family Accommodation
- Nice Sized Plot with Scope for Extension
- Scope for Updating & Modernisation
- Chain Free – Available for Early Completion

Price Reduction: Offers in Excess of: £150,000

Church View, Great Langton, Northallerton DL7 0TE

SITUATION

| | | | |
|---------------|----------|----------|----------|
| Northallerton | 5 miles | Richmond | 12 miles |
| Darlington | 14 miles | Teesside | 21 miles |
| A.1 | 6 miles | A.19 | 12 miles |
| Catterick | 6 miles | Yarm | 21 miles |
| York | 30 miles | | |

(All distances are approximate)

Church View at Great Langton is situated well set back from the B.6271 Northallerton to Scorton road in the centre of the village which is within very convenient distance of the sought after market towns of Northallerton, Richmond and Bedale and within very convenient commuting distance of Darlington, Teesside and Catterick.

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.19 and A.1 trunk roads which are very conveniently situated in relation to the property and offer additional access to all the major centres of commerce.

The local market towns and particularly Northallerton offer a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The towns of Northallerton and Darlington are further complemented by East Coast main line train stations running on the London to Edinburgh line and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine Line there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

The property lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar. In and around the property itself there is access to good bridle ways and footpaths.

AMENITIES

Shooting & Fishing – the property is very attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors National Park, North Yorkshire Dales and close to good local rivers and ponds

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

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

Schools – The area is very well served by good state and independent schools. Local Primary Schools can be found at Kirkby Fleetham and Bolton on Swale. Local comprehensive schools can be found at Northallerton, Richmond, Thirsk and Bedale, whilst independent schools can be found at Teesside,

Polam Hall, Darlington, Yarm, Ampleforth, Queen Mary's at Baldersby,

DESCRIPTION

The property comprises a traditionally constructed 3-bedroomed semi-detached brick built with slate roof country cottage which is rendered and has oil fired central heating. It enjoys scope for updating, modernisation and extension subject to purchasers' requirements and the necessary planning permissions.

The property is approached from the front through post and picket fence with a gate leading onto a concrete pathway leading down to the front door and continuing on down the side of the property to the rear garden. The front of the property is north west facing with the hedged boundary to the eastern border and the southern boundary being a continuation of the post and picket fence. The front garden is laid to two areas of lawn with inset shrubberies whilst to the side of the property is an arch with attractive mature creeper. Lawned garden proceed down the side of the property which leads to the rear which opens out to a nice sized area of concrete yard with two outhouses and a hedged rear boundary. It would be considered that there is scope to extend to the rear and side with scope to the front to provide for off road parking.

Internally the property is nicely laid out with a good sized living room, kitchen with scope for dining, whilst on the first floor there are three good sized bedrooms and nicely fitted bathroom.

The property sitting as it does in such a picturesque village location demands early inspection to appreciate the property's position and potential in this good village location.

Early inspection recommended.

ACCOMMODATION

In through front door with upper opaque glazed panel into:

Entrance Hall
1.27m x 1.16m (4'2" x 3'10")

With ceiling light point. Stairs to first floor. Double radiator. Stripped panelled door into:

Living Room
4.88m x 4.37m (16' x 14'4")

With original picture rail. Centre ceiling light point. Double radiator. TV and satellite points. Telephone point. BT Openreach master socket. Chimney breast with feature fireplace comprising stained and polished pine surround with quarry tiled hearth, tiled back plate and inset open grate. Door to understairs store cupboard 9'4" x 3'. Stained pine door from the living room to:

Breakfast Kitchen
4.77m x 2.33m (15'8" x 7'8")

With a range of white fronted base and wall cupboards. Granite effect work surfaces with single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine and

dishwasher. Space and point for electric cooker. Space for fridge freezer. Tiled splashbacks. Inset ceiling light spots. Double radiator. Twin rear windows. Rear door leading out to rear garden.

Integral Boiler & Store Room

2.76m x 1.06m (9'1" x 3'6")

Accessed from outside which could provide for additional space for the kitchen subject to requirements. Ceiling light point and floor mounted Trianco Eurostar oil fired central heating boiler. Concrete floor.

Stairs to First Floor with balustrade leading up to past turn with window to side onto:

First Floor Landing

2.08m x 0.86m (6'10" x 2'10")

Ceiling light point.

Bedroom No. 3 (front elevation)

2.44m x 3.37m (8'x 11'1")

Overstairs deep wardrobe. Double radiator. Ceiling light point.

Bedroom No.1 (front elevation)

4.37m x 2.38m (14'4" x 7'10") max

Ceiling light point. Double radiator. Built airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Twin doors to front.

Bedroom No. 2 (rear elevation)

3.86m x 2.59m (12'8" x 8'6")

TV point. Double radiator. Ceiling light point.

Bathroom

1.95m x 2.59m (6'5" x 8'6")

White suite comprising panelled enamelled bath with mixer tap and shower attachment to one end. Fully tiled around with fitted shower rail. Wall mounted Mira electric shower. Low level WC. Wash basin with tiled splashback. Flush mounted light point. Double radiator.

OUTSIDE

Shed 1

1.79m x 0.91m (5'11" x 3')

Brick built and rendered. Wooden door to front. Presently used as a coal store. Ceiling light point. Concrete Floor

Shed 2

1.79m x 1.98m (5'11" x 6'6")

Concrete floor. Raised workbench and upper shelf. Ceiling light point and power point.

Gardens

The property is approached from through post and picket fence with a gate leading onto a concrete pathway leading down to the front door and continuing on down the side of the property to the rear garden. The front of the property is east facing with the hedged boundary to the southern border and the northern boundary being a continuation of the post and picket fence. The front garden is laid to two areas of lawn with inset shrubberies whilst to the side of the property is an arch with attractive mature creeper. Lawned garden proceed down the side of the property which leads to the rear which opens out to a nice sized area of concrete yard with two outhouses and a hedged rear boundary. It would be considered that there is scope to extend to the rear and side with scope to the front to provide for off road parking.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Water, Electricity, Drainage and Oil Central Heating

TENURE

Freehold with Vacant Possession upon Completion.

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 C. The current annual charge is **£1483.42**



GROUND FLOOR

1ST FLOOR

CHURCH VIEW, GT LANGTON, NORTHALLERTON
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.