

S.4709

**Northallerton**  
**Estate**  
**Agency** 

**134 VALLEY ROAD**  
**NORTHALLERTON DL6 1SH**



**A Well Laid Out One Bedroomed Quarter House In Quiet Residential Location  
within Walking Distance of Northallerton Town Centre & Good Local  
Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Heating
- Nicely Presented Throughout
- Gardens to Front
- Off Road Parking
- Walking Distance of Local Amenities

**Offers in the Region of £85,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 134 Valley Road, Northallerton DL6 1SH

## 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)

**134 Valley Road** is situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire.

The property lies within convenient and easy commuting distance of Bedale, A1 and A19 trunk roads 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 A1 and A19 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 York 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** – Local shopping extending to convenience store, hairdressers, Chinese and Pizza parlour. Market town shopping is available within walking distance of Northallerton. Additional shopping is available at Bedale, Thirsk, Darlington and Richmond.

**Hospitals** – The nearby Friarage Hospital is a renowned hospital.

**Bus Service** – There is a regular bus service between Bedale and Darlington.

**Schools** – the area is well served by good state and independent schools. The property sits within the Northallerton catchment area offering access to further renowned Primary schools in the

Romanby and Northallerton area and the property is within Mill Hill and Alverton. Local comprehensive schools are to be found at Northallerton and Thirsk, Stokesley and Bedale whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

## DESCRIPTION

134 Valley Road comprises a brick built with pantile roof one bedroomed quarter house enjoying UPVC sealed unit double glazing and gas heating. The property enjoys two parking spaces and an area of lawned garden to the front. There is a flagged pathway to the side door.

Internally the property is well laid out with a nicely delineated living area with sitting, dining and kitchen, whilst on the first floor there is a good sized double bedroom with adjacent nicely fitted bathroom.

The property enjoys nice views out over adjacent countryside. Early inspection recommended.

The property is offered chain free and available for early completion.

## ACCOMMODATION

In through UPVC sealed unit double glazing door with upper clear glass panel into:

**Entrance Vestibule**  
**0.78m x 0.68m (2'7" x 2'3")**

Access to a shelved store cupboard. Up step and in through opaque glazed door into:

**Open Plan Living Area**  
**4.77m x 3.96m (15'8" x 13') max**

Dual aspect, nicely delineated into living and kitchen area with the living area enjoying centre light point. Wall mounted gas fire. TV and telephone points. Spiral staircase with night storage heater under to first floor. Kitchen area enjoys a range of light oak fronted base and wall cupboards. Granite effect work surfaces within inset single drainer, single bowl stainless steel sink unit. Space and point for gas / electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Ceiling light point. Tiled splashback. Window overlooking front.

**Stairs to First Floor** are wrought iron with carpeted treads and a wrought iron balustrade leading up to:

**First Floor Landing**  
**0.86m x 0.84m (2'10" x 2'9")**

**Bedroom**  
**3.96m x 2.40m (13' x 7'11")**

Centre light point. Attic access. Baxi Brasilia wall mounted gas heater. Dual aspect with good views out to the rear over open

countryside. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage. Double wardrobe. Telephone point.

**Bathroom**

**2.23m x 1.67m (7'4" x 5'6") max**

With suite comprising panelled bath, shower panel to two sides, with mixer tap and shower attachment. Fitted shower rail. Matching WC and pedestal wash basin. Mirror fronted wall mounted bathroom cabinet. Wall mounted electric heater. Flush mounted ceiling light point.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

Accompanied viewing by appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band A.

**SERVICES**

Mains Water, Drainage. Gas heaters. Electric night storage heaters.

**TENURE**

Freehold

**LOCAL AUTHORITY**

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



#### 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.
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- 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.
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