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Northallerton
Estate
Agency 🏠

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

158 ASHLANDS ROAD
NORTHALLERTON DL6 1HD



A Conveniently Positioned 3-Bedroomed Semi-Detached House in Quiet Yet Accessible Situation on the Outskirts of Northallerton within Walking Distance of the Town Centre and good Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Low Maintenance Gardens to Front & Rear
- Close to Local Amenities
- Walking Distance of the Town Centre

Rent: £600 Per Calendar Month

SUBJECT TO BOND AND REFERENCES

158 Ashlands Road, Northallerton DL6 1HD

SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A.19	7 miles	Bedale	9 miles
Teesside	16 miles	A.1	8 miles
York	30 miles	Ripon	16 miles
Yarm	14 miles	Catterick	11 miles
Richmond	14 miles		

(All distances are approximate)

158 Ashlands Road is quietly and conveniently situated within walking distance of the centre of the very popular and much sought after market town of Northallerton, the County town of North Yorkshire and within easy walking distance of attractive countryside around the outskirts of Northallerton.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York, Darlington, Richmond, Yarm, Ripon and Catterick.

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 A.1 and A.19 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 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 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 - Market town shopping is available at Northallerton, 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

DESCRIPTION

The property comprises a brick built with clay tile roof 3-bedroomed semi-detached family house enjoying the benefit of low maintenance flagged gardens to front and rear, nicely arranged behind close boarded fencing.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The accommodation is nicely laid out and spacious enjoying fitted kitchen and bathroom the latter having electric shower over bath, whilst on the ground floor is a useful addition of a WC.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched glass panel into:

Front Entrance Vestibule 1.88m x 1.72m (6'2" x 5'8")

Double glazed. Tile effect wall. Ceiling light point. Opaque glazed to two sides. In through panelled door into:

Sitting Room 5.35m x 3.57m (17'7" x 11'9")

With a wood laminate floor. Two flush mounted ceiling light points. Double radiator. Central feature fireplace with moulded surround, hearth and mantel shelf with an inset electric flame effect fire. TV, telephone and satellite points. Picture window overlooking front. Internal panelled door gives access to:

Dining Room 3.66m x 2.66m (12' x 8'9")

With wood effect floor. Flush mounted ceiling light point. Double radiator. Stairs to first floor. Door to rear leads to rear hallway. Door to Kitchen.

Rear Hallway 1.62m x 1.18m (5'4" x 3'11")

With a rear double-glazed door with upper glazed panel. Ceiling light point. Shutter door through to:

Downstairs WC 1.52m x 1.22m (5' x 4')

Low level WC. Space and plumbing for washer. Radiator. Ceiling light point. Window to side.

From the Dining Room door to:

Kitchen

2.59m x 2.71m (8'6" x 8'11")

With a newly installed range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for gas/electric cooker with splashback. Space for fridge freezer. Under unit space for additional appliance. Door to shelved understairs store cupboard with light point. Boiler cupboard housing a Glowworm Hideaway gas fired central heating boiler.

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

2.91m x 1.06m (9'7" x 3'6")

With a ceiling light point. Attic access. Recessed shelved storage cupboard with double doors to front. Recessed airing cupboard housing lagged cylinder and immersion heater. Shelved storage over.

Bedroom No. 1

3.57m x 3.66m (11'9" x 12")

Ceiling light point. Radiator. Built in wardrobe.

Bedroom No. 3

2.51m x 2.51m (8'3" x 8'3")

Ceiling light point. TV point. Double radiator. Recessed wardrobe.

Bedroom No. 2

2.89m x 3.50m (9'6" x 11'6")

Radiator. Ceiling light point. Built in double wardrobe.

Bathroom

1.95m x 1.79m (6'5" x 5'11")

Fully tiled walls. White suite comprising panelled bath with fitted shower screen and a Triton T80Z electric shower. Matching pedestal wash basin and duoflush WC. Inset ceiling light spots. Wall mounted mirror fronted bathroom cabinet. Wall mounted hanging hooks. (No extractor fan).

Garden

In the front in along a shared concrete walkway and in to the front garden with a gate with post and plank fencing to the front and a Marley tiled low maintenance front garden.

Marley tiled low maintenance rear garden. Post and plank fencing. Steps down and gate out giving access to the rear parking area. Door off rear yard gives access to:

Store Shed

1.79m x 1.67m (5'11" x 5'6")

Power points. Concrete floor. Useful for storage.

GENERAL REMARKS & STIPULATIONS

RENT

£600.00 Per Calendar Month

VIEWING

By appointment with the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity, gas and drainage. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

PETS

The property is let on the condition that no animals or pets are kept on the property.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. (01609) 771959.

COUNCIL TAX BAND

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band C.

DECORATION

The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

BOND

The Tenant will be required to pay a Bond of **£690.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition, and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.



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.

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS AND ESTATE AGENTS
T.W. Pennington B.S.c. (Hons), M.R.I.C.S.