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Northallerton
Estate
Agency 🏠

241 HIGH STREET
NORTHALLERTON, NORTH YORKSHIRE
DL7 8DJ



An Immaculately Presented, Particularly Conveniently Positioned Modern 4-Bedroomed Three Storey Town House within Walking Distance of Excellent Town Centre Amenities

- **Wooden Sealed Unit Double Glazing**
- **Gas Fired Central Heating**
- **Recently Fitted Kitchen & Shower Room**
- **Scope for Various Residential Layouts**
- **Two Designated Off Road Parking Spaces**
- **Close to Town Centre**

Offers in the Region of £195,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

241 HIGH STREET, NORTHALLERTON DL7 8DJ

SITUATION

A.1	7 miles	York	30 miles
Darlington	16 miles	A.19	7 miles
Thirsk	7 miles	Teesside	17 miles
Catterick	14 miles	Richmond	14 miles
Ripon	16 miles	Bedale	7 miles

(All distances are approximate)

241 High Street is very conveniently situated nicely set back off the High Street but in a quiet location with superb views of the Church in a much sought after and highly desirable residential area just off the Centre of the town.

Northallerton is the most sought after County town of North Yorkshire and enjoys an enviable range of amenities. The property is situated within easy walking distance of the local amenities in the town.

Northallerton enjoys a full and comprehensive range of recreational, educational and medical facilities together with weekly markets and varied High Street shopping. Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major centres of shopping are situated at York, Teesside and Middlesbrough.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside Airport (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton 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 lies within an hour of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

AMENITIES

Schools – the area is well served by good state and independent schools. The property sits within the Northallerton catchment area offering access to a number of renowned Primary Schools within the area. The property is within walking distance of the Applegarth 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.

Fishing - the property is attractively placed in an area renowned for its quality fishing both coarse and game. Additionally the property lies between the North Yorkshire Moors and the North Yorkshire Dales National Park where many renowned leisure activities are to be enjoyed.

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

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington

Communications – the property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunity. The property is conveniently situated on a bus route, which serves Darlington, Bedale and Northallerton town centre.

DESCRIPTION

The property comprises a brick built with slate roof 3 storey 4-bedroomed modern town house residence enjoying the benefit externally of seating area to rear together with two private off road parking spaces in the adjacent car park. Internally the property enjoys the benefit of wooden sealed unit double glazing and gas fired central heating. It has under the present ownership of quality fitted kitchen and shower room. It is well laid out and spacious and immaculately presented throughout. It has scope for various residential layouts and early inspection is recommended to fully appreciate the flexibility that the layout offers.

The offering of **241 High Street** presents an all too rare opportunity for the discerning purchaser to acquire a 4-bedroomed town house residence which enjoys minimal maintenance and is situated in such a convenient and accessible position which whilst being in the town centre enjoys a quiet position.

ACCOMMODATION

In up brick set step to covered entrance with panelled ceiling and ceiling light point. In through hardwood upper etched glass multi panelled front door into:

Entrance Hall

2.51m x 0.89m (8'3" x 2'11")

With quality wood laminate floor. Centre ceiling light point. Radiator. Stairs to first floor. Door into:

Living Room

5.20m x 4.64m (17'1" x 15'3") overall

Coved ceiling. Two ceiling light points. Chimney breast space for gas/electric fire. Wood laminate floor. Two double radiators. TV point. Telephone point. Door to understairs store cupboard with light point. Rear twin french doors into:

Sun Room**2.38m x 1.39m (7'10" x 4'7")**

Wood laminate floor. Glazing to three sides and glazed roof. Full height wooden sealed unit double glazed doors out to rear patio.

Multi paned wooden glass door from living to:

Kitchen**3.60m x 2.59m (11'10" x 8'6") max**

With an attractive modern range of cream fronted base and wall cupboards with wrought iron door furniture. Wood effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Unit inset Beaumatic induction hob with brushed steel and glass Bosch oven and hob beneath. Unit matched door fronted Beko dishwasher. Space for fridge freezer. Hotpoint brushed steel and glass extractor over hob. Inset ceiling light spots. Twin windows to front.

From the Hallway:

Stairs to First Floor with stained and polished mahogany balustrade leading up past turn to:

First Floor Landing**2.25m x 0.81m (7'5" x 2'8")**

With coved ceiling. Centre ceiling light point. Stairs to second floor. Recessed linen cupboard with shelved storage. Twin doors to front.

Bedroom No. 1**4.67m x 3.17m (15'4" x 10'5")**

Presently utilised as first floor sitting room with coved ceiling, centre ceiling light point and double radiator. BT Openreach socket. TV point. Twin doors to:

Wardrobe/Boiler Room**1.08m x 1.08m (3'7" x 3'7")**

Hanging rails with shelved storage to rear. Wall mounted Valient gas fired condensing combi central heating boiler.

Bedroom No. 4**2.86m x 2.20m (9'5" x 7'3")**

Coved ceiling. Ceiling light point. Radiator.

Bathroom**2.86m x 1.75m (9'5" x 5'9")**

With coloured suite comprising panelled bath, matching pedestal wash basin and WC. Fully tiled around bath with a fitted shower screen with a wall mounted Heatstore Aqua Plus electric shower. Half tiling to remainder of bathroom. Centre ceiling light point. Coved ceiling. Radiator. Wall mounted shaver light, socket and mirror.

Stairs to Second Floor with painted balustrade and mahogany spindles, past turn to:

Second Floor Landing**1.77m x 0.83m (5'10" x 2'9")**

Centre ceiling light point. Door to:

Front Bedroom No. 2**4.64m x 3.15m (15'3" x 10'4")**

With ceiling light point. Picture arch window to front with views over to the Church. Double radiator. Telephone point. TV point. Velux sky light.

Bedroom No 3**4.64 x 2.20 (15'3" x 7'3")**

With Velux roof light. Juliette balcony with arched wood sealed unit double glazed windows to rear. Wood laminate floor. Double radiator. Ceiling light point. Fitted base unit to rear with an inset single bowl sink unit with mixer tap. Twin gas hob to side. Cupboard with space and plumbing for washing machine with shelved storage above.

Shower Room**1.77m x 1.75m (5'10" x 5'9")**

With shower cubicle having shower panel walls. Wall mounted Mira Jump electric shower. Pivoted glass door. Matching pedestal wash basin and duoflush WC. Shaver mirror and light over washbasin. Velux roof light. Radiator. Fitted shelving.

The whole of the top floor could provide a self-contained annexe for a dependent relative or master suite subject to purchasers' requirements. The accommodation lends itself to a number of residential layouts and has great flexibility offering four bedroomed accommodation which could easily be utilised as 2 or 3 bedrooms with separate sitting room to the first floor with a fully self-contained suite to the second floor.

OUTSIDE

The rear patio is laid flags with a brick rear wall and gated access to a block paved walkway across the rear giving access out and also to the car parking area.

GENERAL REMARKS STIPULATIONS**VIEWING:**

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

TENURE:

Freehold With vacant possession upon completion.

SERVICES:

Mains Water, Electricity, Gas & Drainage.

LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND:

The council tax band is C. The current annual charge is **£1547.33**.





COMMITMENT

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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.