

**65 THE CRESCENT
NORTHALLERTON DL6 1EU**



A Well Laid Out & Spacious, Attractively Presented and Extended 4-Bedroomed Traditional Semi Detached Family House in Quiet yet Very Convenient Residential Location within Walking Distance of Town Centre & Excellent Local Amenities

- **Wooden Sealed Unit Double Glazing**
- **Full Central Heating**
- **Good Sized Reception Rooms**
- **Covered Verandah to Rear**
- **Scope for Further Extension Subject to PP's**
- **Good Sized Private Rear Garden**

Offers in the Region of: £185,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

65 The Crescent, Northallerton DL6 1EU

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)

The Crescent 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

Schools - The area is well served by good state and independent schools. There are numerous Primary Schools within the Northallerton catchment area and the property is within walking distance of Alverton, Mill Hill and the Applegarth Primary Schools. Comprehensive schools are located in Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools can be found at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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 North Yorkshire Dales and close to local rivers and ponds.

DESCRIPTION

The property comprises an extended, well laid out and spacious 4-bedroomed brick built with pantile roof traditional semi-detached family house within walking distance of Northallerton Town Centre and excellent local amenities.

Externally the property to front enjoys extensive concrete and flagged hardstanding capable of accommodating several vehicles / caravan / motor home etc. To the rear the property enjoys attractive gardens laid out to patios, beds and seating areas with well delineated boundaries and enjoying a high degree of privacy. At present there are a number of workshops /sheds within the rear garden and there is scope to landscape or utilise these buildings subject to purchasers' requirements.

Internally the property has well laid out and spacious 4-bedroomed family accommodation which has UPVC sealed unit double glazing and full central heating via a wood burning stove in the kitchen which serves all radiators and hot water. The property is attractively presented throughout with on the ground floor good sized entrance hall opening out into large kitchen diner with patio doors out to covered verandah which represents an excellent seating area which is glazed to 2 ½ sides and opens to the front with a glazed ceiling. Off the kitchen is a separate utility room and store together with downstairs WC. On the first floor there are four bedrooms with family bath and shower room. Two of the bedrooms could subject to purchasers' requirements provide for a substantial master suite and are at present used as two teenage bedrooms with walk through from one to the other. There is however scope to provide for a separate corridor.

Overall the property is well laid out and spacious, enjoys a quiet position with attractive gardens to rear. It must be viewed to fully appreciate its current layout, potential layout and scope that it has for further extension subject to purchasers' requirements.

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

ACCOMMODATION

In over dropped kerb onto good sized hardstanding to front which is a nice mix of concrete and flagging. Nicely raised flagged and chipped area suitable for caravan. Adjacent to the is hardstanding for two vehicles. Step up to front door.

In through wooden sealed unit double glazed front door with upper opaque glazed panel to side leading into:

Entrance Hall

4.29m x 1.79m (14'1" x 5'11")

Telephone point. Centre ceiling light point. Multi paned opaque glazed door through to:

Sitting Room

3.66m x 4.27m (12' x 14') max into bay

With coved ceiling, centre ceiling rose and light point. Window to side. Feature comprising stained and polished oak surround and mantel shelf. Tiled hearth and backplate and hearth mounted Valour home flame Unigas fire. Double radiator. TV point.

Off the Hallway door into:

Kitchen/ Diner

5.74m x 3.32m (18'10" x 10'11") max

Nicely delineated into kitchen and dining areas with the kitchen having a good range of base and wall cupboards. Cream base and wall cupboards with brushed steel furniture topped with granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Tiled splashback. Space and point for gas cooker. Space and plumbing for dishwasher. Central island topped with stained and varnished pine top extending out into breakfast bar beneath which there is a space and point for fridge together with three drawer unit. Inset ceiling light spots. Door to understairs store cupboard 3'9" x 2'4". Door to side out to Utility. Internal door gives access to:

Pantry

1.69m x 0.78m (5'7" x 2'7")

Heavily shelved with light point. Recessed window.

Dining Area

Inset ceiling light spots. Feature chimney breast fireplace with quarry tiled hearth, brick surround, hearth mounted Spencer multi burning stove which provides hot water and central heating. Wall mounted drying rail over. Full height wooden sealed unit double glazed patio doors out to Rear verandah. Door to:

L Shaped Utility Area

3.05m x 4.11m (10' x 13'6")

Base and wall cupboards. Base cupboard. Inset single drainer, single bowl sink unit. Space and plumbing for washing machine. Shelf for dryer. Space for further white goods. Ceiling light point.

Downstairs WC

1.47m x 0.81m (4'10" x 2'8")

With WC and ceiling light point. Tiled floor.

Rear Verandah

Stained and polished wood floor. Glazing to two sides and open to front with a double glazed roof constructed of wood. Views out over the rear garden.

From the Hallway:

Stairs to First Floor with painted balustrades leading up to:

First Floor Landing

3.05m x 2.33m (10' x 7'8") max

Attic access. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 1

3.68m x 3.15m (12'1" x 10'4")

Dual aspect. Centre light point. Radiator. Fitted wardrobes plus further store cupboard. TV point.

Bedroom No. 4

2.33m x 2.69m (7'8" x 8'10")

Ceiling light point. Radiator.

The following two rooms would provide a great teenage or master suite subject to purchasers' requirements.

Bedroom No. 3 (through)

3.15m x 3.32m (10'4" x 10'11")

With built in range of bedroom furniture comprising store cupboard and wardrobes. Radiator. Ceiling light point. Doors to either side with door through giving access:

Bedroom No. 2

2.85m x 4.01m (9'4" x 13'2")

With double radiator. Ceiling light point. Windows to front and rear.

Bathroom**2.30m x 1.64m (7'7" x 5'5")**

With a suite comprising stained and polished pine panelled bath. Fully tiled to two walls with a Triton T80si electric shower over bath. Fitted shower rail. Matching unit inset wash basin with cupboard storage beneath. Low level WC. Inset ceiling light spots. Radiator. Wall mounted Glen electric heater.

Gardens

The property to front enjoys extensive concrete and flagged hardstanding capable of accommodating several vehicles / caravan / motor home etc. To the rear the property enjoys attractive gardens laid out to patios, beds and seating areas with well delineated boundaries and enjoying a high degree of privacy. At present there are a number of workshops / sheds within the rear garden and there is scope to landscape or utilise these buildings subject to purchasers' requirements.

Workshop**4.82m x 3.05m (15'10" x 10')**

With a wooden floor. Monopitched ceiling. Light and power. Door to front.

To the rear of the workshop is:

Wood Store**2.44m x 2.44m (8' x 8')**

Door to front.

General Store**2.44m x 2.44m (8' x 8')**

Wooden floor. Monopitch ceiling. Light and power.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

SERVICES

Mains Water and Electricity and Drainage. Solid fuel heating.

TENURE

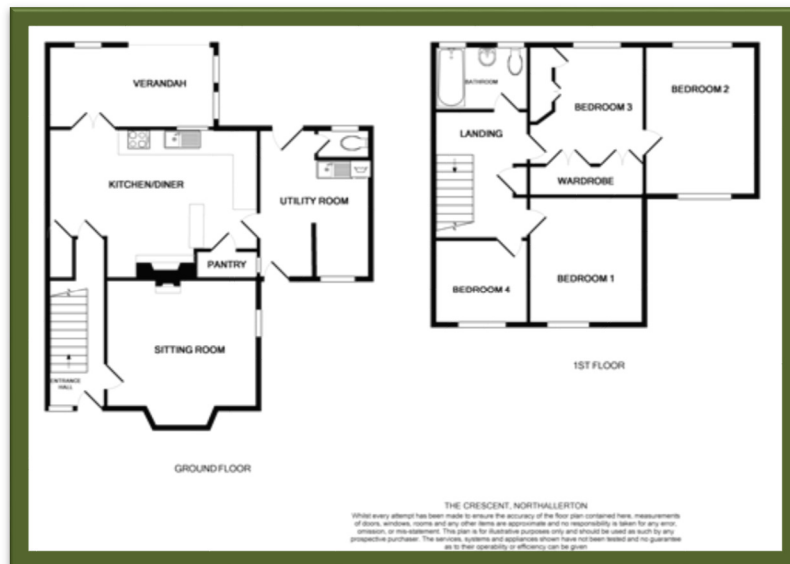
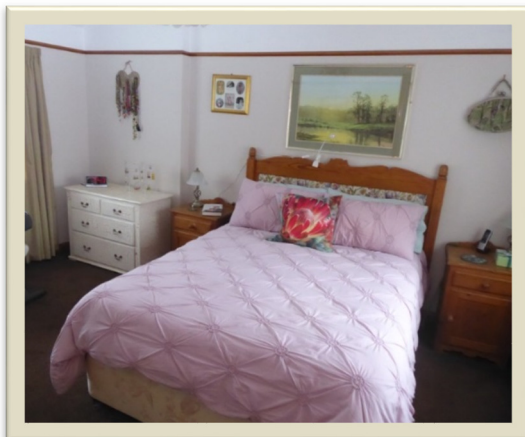
Freehold with Vacant Possession upon Completion

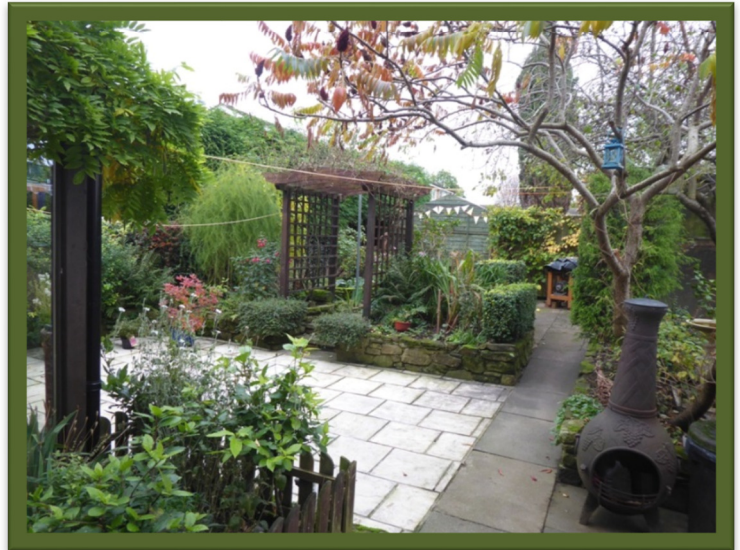
LOCAL AUTHORITY

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 **B**. The current annual charge is **£1353.92**.





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.
- 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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