

S.4747

Northallerton
Estate
Agency 

12 BOSTON AVENUE
NORTHALLERTON DL6 1PG



A Traditional, Superbly Refurbished 3-Bedroomed Mid Terraced Cottage in Unique Town Centre Location on Nice Sized Plot in Sought After Residential Area Close to Town Centre & Excellent Local Amenities

- Immaculately Presented Throughout
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- 3-Bed Accommodation
- Cottage Garden to the Front, Patio to the Rear
- Quality Fitted Kitchen & Bathroom

Offers in the Region of £165,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

12 Boston Avenue, Northallerton DL6 1PG

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles	Richmond	14 miles
Yarm	13 miles	Bedale	7 miles
Ripon	16 miles		

(All Distances area Approximate)

Boston Avenue represents a unique and highly sought-after residential area of Northallerton situated just outside the centre in a very quiet yet convenient position within walking distance of the Town Centre, County Hall, Library, Railway Station and excellent local amenities.

The town centre enjoys a comprehensive range of educational, recreational and medical facilities, local amenities and services and the property itself is in the catchment area for a number of renowned schools within the town which boasts an enviable reputation.

Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 6 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

AMENITIES

Shooting and Fishing – The property is attractively placed 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.

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

Golf – Romanby, Northallerton, Thirsk, Bedale, Catterick, Darlington and Masham.

Schools – The area is well served by good state and independent schools with a number of renowned Primary schools within the Northallerton catchment area which is within walking distance of the property. Local comprehensive schools area to be found at Northallerton, Thirsk, Stokesley, Richmond and Bedale.

DESCRIPTION

The property comprises an attractively presented brick built with clay tile roof 3-bedroomed mid terraced traditional cottage in an attractive backwater location enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating. Internally the property is well laid out, spacious and attractively presented throughout enjoying the benefit of quality fitted kitchen and bathroom, whilst outside the property enjoys traditional cottage gardens to front and rear with the front laid to gardens and the rear given over to a good-sized patio. Additionally, to the rear the property has enjoyed tarmac which allows for parking of a small

vehicle. There is additionally parking in a communal area towards Grammar School Lane.

ACCOMMODATION

In through composite double-glazed front door with central etched glass panels and clear glass lights to side providing for a nice degree of natural light and giving access into:

Entrance Hall

1.54m x 0.93m (5'1" x 3'1")

With recessed to side. Stairs to first floor. Light point. Double radiator. Door through into:

Sitting Room

3.50m x 4.88m (11'6" x 16')

With mini coved ceiling. Centre light point. Central chimney breast with pine surround and mantel shelf. Inner cast grate and surround with tiled reliefs to side and cast basket. Tiled hearth. The room enjoys the benefit of BT open reach point, TV and satellite points. Windows to front and rear. Double radiator. Stripped pine doors. Door to rear of room giving access to:

Kitchen

4.16m x 2.30m (13'8" x 7'7")

With an attractively fitted modern kitchen comprising beech fronted base and wall cupboards with brushed steel door furniture. Granite effect work surfaces with harlequin terracotta tiled splashback. Unit inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap. Unit inset Stoves New Home four ring gas hob with brushed steel and glass electric double oven beneath. Space for fridge and freezer. Beamed ceiling. Wall mounted Ideal Logic Heat 15 condensing gas boiler. Ceiling spot track. Recessed area **6'3" x 6'2"** with wall mounted kitchen matched storage cupboard. Matching base unit with space and plumbing beneath for washing machine and space for additional appliance. UPVC sealed unit double glazed back door with etched and glass panel. Ceiling light point. In the kitchen is door into understairs storage or pantry. From the kitchen is archway to:

Dining Room

3.52m x 3.17m (11'7" x 10'5") max into bay

Double radiator. Centre light point.

In the Hallway are:

Stair to First Floor with wall mounted pine balustrade leading up to:

First Floor Landing

1.93m x 1.22m (6'4" x 4' max)

Ceiling light point. Stripped pine door into:

Bedroom No. 1

4.29m x 3.66m (14'1" x 12') max into wall length louvre door fronted bedroom furniture.

Ceiling light point. Double radiator. Windows to front and rear.

Bedroom No. 2**3.17m x 2.89m (10'5" x 9'6")**

With radiator. Ceiling light point. Door to over stairs wardrobe.

Bedroom No. 3**2.30m x 2.30m (7'7" x 7'7")**

With laid wood laminate. Centre ceiling light point. Double radiator.

Bathroom**2.99m x 1.98m (9'10" x 6'6") max overall**

With white suite comprising panelled bath with mixer tap and shower attachment. Fitted shower rail. Wall mounted Mira Sport electric shower. Half tiled walls. Pedestal wash basin and WC. Inset ceiling light spot. Wood laminate floor. Radiator. Louvre door fronted airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Pine shelving over the toilet.

OUTSIDE

To the front, the property is accessed via gate, there is a post and picket fence with a centre natural stone pathway leading to the front door. Two areas of lawn with shrubbery.

To the rear is a nicely enclosed patio garden and seating area with shed. Post and panel fencing all around with a central wrought iron gate. Tarmac area at the rear with an off-rear chippings area at the rear where a car could be parked against the hedge. There is a space for a bin to the rear and also a coal bunker.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity and Drainage. Gas fired central heating.

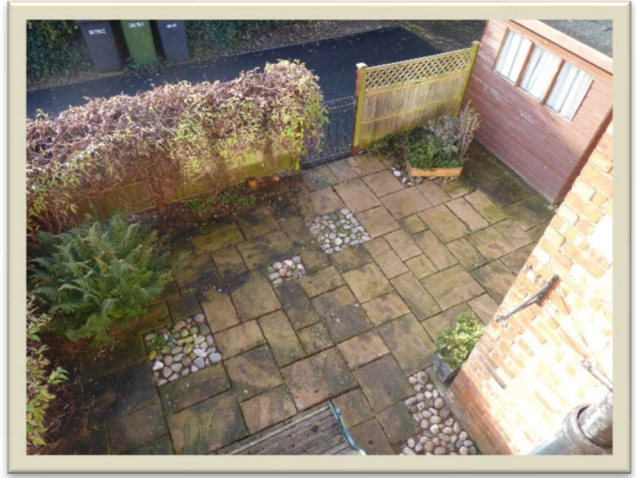
LOCAL AUTHORITY

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

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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