

S.4756

1 COTTAGE CLOSE
NORTHALLERTON DL6 1EB



An Attractively Presented, Superbly and Conveniently Situated 3-Bedroomed Detached Bungalow Residence on Nice Sized Plot in Highly Convenient Yet Quiet Residential Location

- **3-Bedroomed Detached Bungalow Residence**
- **UPVC Sealed Unit Double Glazing**
- **Gas Fired Central Heating**
- **Scope for Extension**
- **Attractive Nicely Laid out Gardens**
- **Attached Garage & Hardstanding**

Reduced to Offers in the Region of £250,000

1 Cottage Close, Northallerton DL6 1EB

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles	Catterick	10 miles
Yarm	13 miles	Ripon	16 miles
Richmond	14 miles		

(All Distances are Approximate)

1 Cottage Close is situated on the edge of the very popular and much sought after market town of Northallerton, the county town of North Yorkshire.

The property is nicely set back from Brompton Road which provides direct access from Northallerton to the A.19 and the local villages adjacent to the A.19 corridor.

The property enjoys a very quiet yet convenient location within walking distance of excellent local amenities including Supermarkets, the Leisure Centre and the Friarage Hospital together with the town centre. It occupies a pleasant good-sized regular plot which enjoys a high degree of privacy with lawned gardens to front and rear, garaging and hardstanding and a very quiet yet convenient location.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire 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 Durham Tees Valley (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 and the property itself is within 5 minutes walking distance of the Town Centre, Asda & Marks & Spencer. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located within very convenient walking distance is a renowned Hospital.

Schools – the area is well served by good state and independent schools. The property lies within the catchment area for Northallerton Primary Schools all of which enjoy an enviable reputation and additionally the property is within easy travelling distance of Brompton Primary school. Comprehensive schools are to be found at Northallerton, Thirsk, Bedale,

Richmond, Darlington and Stokesley. Independent Schools at Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor and state grammar school at Ripon.

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.

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

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

In and around Northallerton there are additional leisure activities including football, rugby, tennis and bowls clubs.

DESCRIPTION

1 Cottage Close comprises a particularly conveniently positioned, substantial 3-bedroomed detached bungalow residence of character and distinction situated in a quiet yet highly accessible location, nicely set back off Brompton Road. The property faces north with a south facing rear garden which provides for a high degree of natural light.

The property is brick built under a clay pantile roof and enjoys the benefit of leaded UPVC sealed unit double glazed windows and gas fired central heating. Externally, it is approached off a private tarmac road through twin brick pillars onto flagged and concrete hardstanding for two vehicles with flagged turning area off, offering additional hardstanding and provides access to the attached garage.

To the front the property enjoys lawned garden area with well-maintained hedged boundary and shrub borders. A concrete pathway leads round the side where there is a gate giving access to the eastern side which has a flagged area and has decent sized beds which would ideally provide for herb beds. The property opens out to the rear onto a nice area of lawn with beech hedging across the rear, behind which is post and panel fencing. The rear garden enjoys a raised patio area which is flagged and there are two sheds, one with electric and a covered area suitable for bins or storage.

Internally the property is well presented, it has scope for updating, modernisation and possible extension subject to Purchasers requirements but at present provides well laid out 3-bedroomed family accommodation which has been well maintained by the present owner and demands inspection to fully appreciate. To the rear the property enjoys a double-glazed conservatory which enjoys tremendous views out onto the rear garden which enjoys a high degree of privacy.

Early inspection recommended.

ACCOMMODATION

In from a side entrance through a UPVC sealed unit double glazed door with upper leaded and coloured glass lights with opaque leaded glass light to side leading into:

Entrance Hall**1.83m x 1.72m (6' x 5'8")**

With coved ceiling. Inset ceiling light spots. Telephone point. Archway through to main Hallway. Door to:

Cloakroom**1.03m x 1.54m (3'5" x 5'1")**

With fully tiled walls. Concealed cistern WC. Adjacent unit inset wash basin with mixer tap over and cupboard storage beneath. Ceiling light point. Wall mounted mirror fronted cabinet with shaver light over and socket to side. Tiled floor. Radiator.

Inner Hallway**1.29m x 4.98m (4'3" x 16'4")**

With coved ceiling. Double radiator with oak display shelf over. Ceiling light point. Recess off providing for Inner Hallway with access to Kitchen and full height cloaks cupboard with door to front with adjacent airing cupboard housing lagged cylinder with shelved storage over.

Dining Area**3.07m x 2.18m (10'1" x 7'2")**

Laid wood laminate floor. Coved ceiling and two ceiling light points. Radiator. Full height UPVC sealed unit double glazed French door to:

Conservatory**3.35m x 2.38m (11' x 7'10")**

Glazed to three side with Thermalactic ceiling with centre light and fan. Tiled floor. Tremendous views onto the rear garden. Full height French doors out to patio and gardens.

Sitting Room**5.00m x 3.66m (16'5" x 12') max into chimney breast recess**

Coved ceiling. Centre ceiling rose and light point. Feature fireplace comprising stained and polished carved oak surround and mantel shelf with inset cast surround fireplace with attractive tiled reliefs to side. Inset living flame gas fire together with a tiled hearth. Low level double radiator. Full width leaded glass double glazed window with superb views over the front garden. TV point.

Kitchen**3.20m x 2.18m (10'6" x 7'2") plus entrance recess 1.39m x 1.06m (4'7" x 3'6")**

Tile effect floor. Attractive fitted pine kitchen comprising good range of base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl singled drainer Franke moulded sink unit with mixer tap over. Unit inset Hygena Classic four ring electric hob with Hygena double oven and grill beneath. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Space for fridge freezer. Pine panelled ceiling with light point. Double radiator. Tiled splashbacks. Hygena extractor over hob. Unit matched shelved glass fronted display cabinet. Full height UPVC door out to side with upper etched glass hinged panel. Picture window looking over rear garden.

Bedroom No. 3**3.01m x 2.96m (9'11" x 9'9") plus bay to front**

Coved ceiling. Centre light point. Radiator. Built in sliding door fronted double wardrobe.

Bedroom No. 2**3.68m x 3.27m (12'1" x 10'9")**

With coved ceiling, centre light point and radiator. Fitted bedroom furniture comprising dressing table with twin 3-drawer chest to side. Double wardrobe.

Bedroom No. 1**3.20m x 2.46m (10'6" x 8'1") plus entrance recess 0.86m x 0.78m (2'10" x 2'7")**

Coved ceiling. Centre light point. Radiator. Louvre door fronted built in wardrobe. Adjacent matching cupboard. Nice views over rear garden.

Bathroom**1.85m x 1.67m (6'1" x 5'6")**

With fully tiled walls and floors. Coloured suite comprising pine panelled bath with thermostatically controlled Trevi mains shower over bath with shower screen. Unit inset wash basin with cupboard storage beneath. Concealed cistern WC. Pine panelled ceiling with light point. Wall mounted Xodus extractor. Wall mounted mirror fronted cabinet with adjacent shaver point.

Garage**5.18m x 2.79m (17' x 9'2")**

Electrically operated up and over door to front. Pedestrian door at the rear. Window to side. Light and power. Wall mounted Baxi Solo condensing gas fired central heating boiler.

Gardens

To the front the property enjoys lawned garden area with well-maintained hedged boundary and shrub borders. A concrete pathway leads round the side where there is a gate giving access to the eastern side which has a flagged area and has decent sized beds which would ideally provide for herb beds. The property opens out to the rear onto a nice area of lawn with laurel hedging across the rear, behind which is post and panel fencing. The rear garden enjoys a raised patio area which is flagged and there are two sheds, one with electricity together with a covered area suitable for bins or storage.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents – Northallerton Estate Agency – Tel: (01609)771959.

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

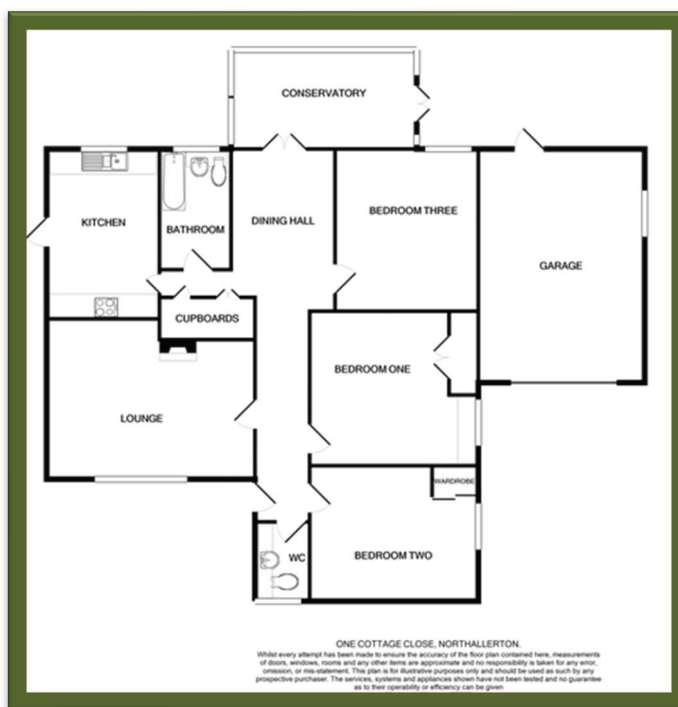
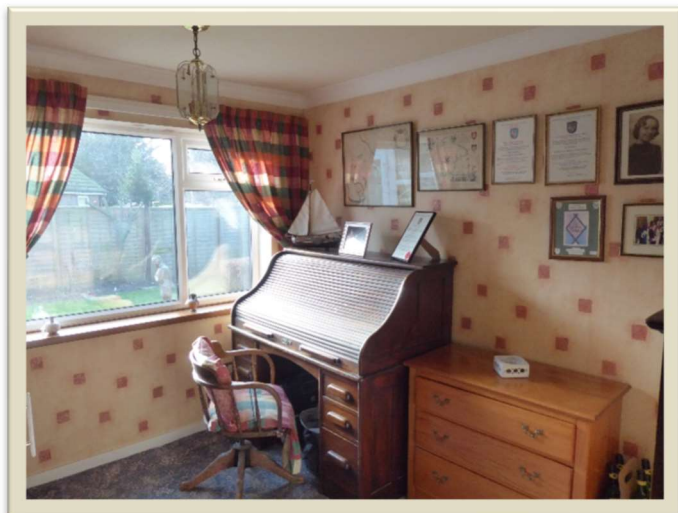
LOCAL AUTHORITY

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

COUNCIL TAX BAND

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band is **D**. The current annual charge is **£1740.75**.





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.