

S.4761

Northallerton
Estate
Agency 

19 CLEVELAND ROAD
SCORTON DL10 6EF



A Substantial, Extended 3-Bedroomed Semi-Detached Family House in Quiet Yet Convenient Highly Sought-After Village with Large Gardens & Off-Road Parking to Rear

- Well Laid Out & Spacious
- Oil Fired Central Heating
- UPVC Sealed Unit Double Glazing
- Three Double Bedroomed Accommodation
- Large Plot with Further Scope for Extension
- Large Rear Garden & Off-Road Parking

Offers in the Region of £144,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION



19 Cleveland Road, Scorton DL10 6EF

SITUATION

Northallerton	8 miles	Richmond	5 miles
Darlington	10 miles	A.1 & Catterick	2 miles
Scotch Corner	4 miles	A.19	10 miles
Teesside	20 miles		

(All distances are approximate)

19 Cleveland Road, Scorton is situated on the B.1263 road leading out of Scorton to the north east. It enjoys a quiet yet convenient location just outside the centre of this historic and well serviced village of Scorton.

The village enjoys a very convenient location only 5 minutes from the A.1., 10 minutes from Richmond and 20 minutes from Northallerton and Darlington which makes commuting very convenient. Within the village is a Village Hall, Two Public Houses and a thriving community together with the renowned Primary School close at hand along with a highly regarded Health Centre.

Situated as it is close to excellent transport networks the property is additionally within easy commuting distance of Bedale, Teesside and Catterick. The major centres of

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.19 and A.1 trunk roads which are very conveniently situated in relation to the property and offer additional access to all the major centres of commerce.

The local market towns and particularly Northallerton offer a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The towns of Northallerton and Darlington are further complemented by East Coast main line train stations running on the London to Edinburgh line and bringing London within some 2 ½ hours commuting time. Additionally, via the Transpennine Line there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

The property lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar. In and around the property itself there is access to good bridle ways and footpaths.

AMENITIES

Shooting & Fishing – the property is very attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors National Park, North Yorkshire Dales and close to good local rivers and ponds

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

Golf - Romanby, Thirsk, Bedale, Catterick, Darlington and Richmond

Schools – The area is very well served by good state and independent schools. Local Primary School can be found at Bolton on Swale. Local comprehensive schools can be found at Northallerton, Richmond, and Darlington, whilst independent schools can be found at Teesside and Yarm.

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

Golf – Romanby Northallerton, Bedale, Thirsk, Catterick, Richmond, Darlington & Yarm

Leisure Activities - In and around the local market towns of Northallerton and Richmond there is a good leisure pool, comprehensive system of cycle routes, local football and rugby clubs plus a number of gyms.

DESCRIPTION

The property comprises a brick built and rendered 3-bedroomed end of terrace property which has been extended by the present owners to provide well laid out and spacious 3-bedroomed family accommodation which on the ground floor provides for two sitting rooms, one having separate dining area whilst on the first floor there are three double bedrooms and good sized family bath. The property enjoys the benefit of UPVC sealed unit double glazing, soffit boards and gutters together with oil fired central heating.

To the front the property enjoys a small shrub garden with pathway to front door. Whilst at the rear the south east facing large garden is divided into seating and bedding areas and enjoys post and plank fencing right round, with space and base for shed, numerous chippings areas together with area currently laid with artificial grass and enjoying a high degree of privacy. The rear gardens are of a good size and would provide additional space for extension subject to purchasers' requirements and any planning permissions.

Adjacent to the rear of the property there is delineated off road parking for two vehicles together with plinth mounted oil tank.

ACCOMMODATION

In from the front off pathway and in under covered entrance. Through UPVC sealed unit double glazed front door with upper etched glass panel into:

Entrance Hall

1.16m x 0.96m (3'10" x 3'2")

With centre light point. Double radiator. Stairs to first floor. Door to:

Sitting Room

4.44m x 3.47m (14'7" x 11'5") max

With central former chimney breast. Coved ceiling. Centre ceiling light point. Double radiator. TV and power points. Door with upper etched glass panels into:

Kitchen

4.13m x 2.28m (13'7" x 7'6")

With a range of base cupboards topped with granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Floor mounted Worcester oil fired central heating boiler. Centre ceiling spot track. Attractive upper etched glass panelled door into:

Rear Hallway

1.16m x 1.22m (3'10" x 4')

Providing access through to Sitting room. Arch to understairs storage area. Door to:

Downstairs WC

1.16m x 0.93m (3'10" x 3'1")

With WC. Centre ceiling light point. Window.

Archway through from Inner Hallway to:

Living Room

Nicely delineated into living and dining areas:

Dining Area

2.155m x 3.10m (7'1" x 10'2")

Double radiator. Window to front.

Living Area

3.45m x 2.64m (11'4" x 8'8")

Full height UPVC sealed unit double glazed French doors out to rear patio and garden together with separate pedestrian side door with upper glazed panel leading out to rear. Sky and TV points.

From the Hallway:

Stairs to First Floor with balustrade and painted steps leading up to:

First Floor Landing

2.13m x 1.29m (7' x 4'3")

With painted wood floor. Ceiling light point. Door to:

Bedroom No. 1

4.49m x 2.81m (14'9" x 9'3")

Centre ceiling light point. Single radiator. Door to overstairs storage cupboard. Window to front.

Bedroom No. 2

3.37m x 3.07m (11'1" x 10'1")

Centre ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Shower Room

1.59m x 1.90m (5'3" x 6'3")

With a good-sized shower cubicle with sliding doors and with Triton T80 Easi electric shower. Matching pedestal wash basin and WC. Flush mounted ceiling light point. Half tiled walls all around with full tiling in the shower cubicle area.

From the Landing is door to:

L Shaped Bedroom No. 3

3.35m x 5.51m (11' x 18'1") max overall

Windows to front and rear. Separate attic access. Ceiling light point. Shelving. Double radiator.

Gardens

To the front the property enjoys a small shrub garden with pathway to front door. Whilst at the rear the south east facing large garden is divided into seating and bedding areas and enjoys post and plank fencing right round, with space and base for shed, numerous chippings areas together with area currently laid with artificial grass and enjoying a high degree of privacy. The rear gardens are of a good size and would provide additional space for extension subject to purchasers' requirements and any planning permissions.

GENERAL REMARKS & STIPULATIONS

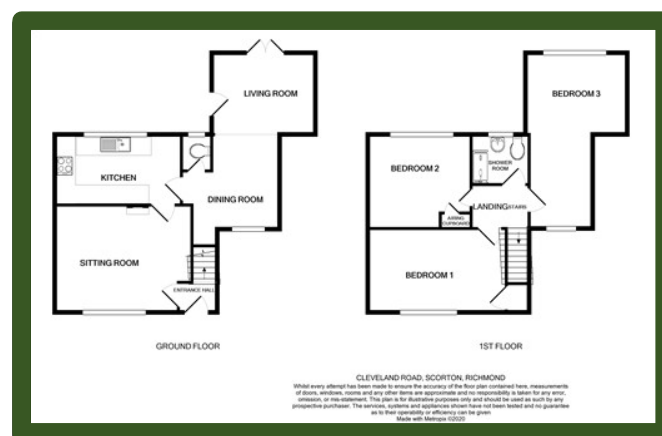
Viewing – By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

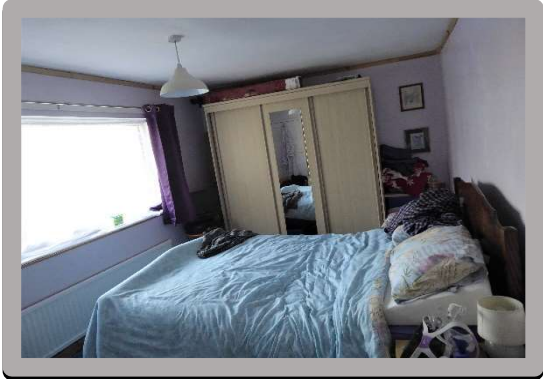
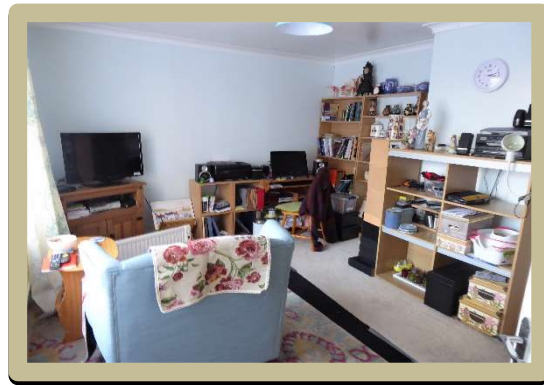
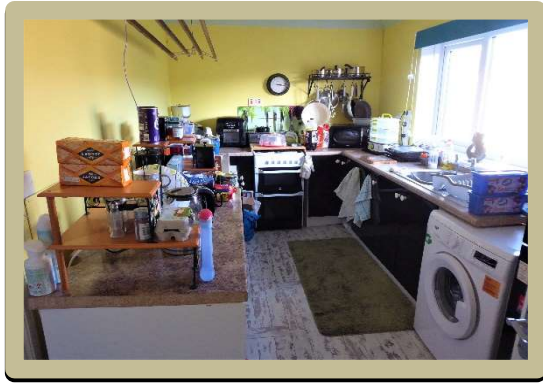
Tenure - Freehold with vacant possession upon completion.

Services - Mains Water, Electricity, Gas & Drainage.

Local Authority - Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire DL10 4JX - Tel: (01748 829100)

Council Tax Band – the Council Tax Band for the property is C. The current annual charge is **£1688.74**.





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.