

6 ST. CHRISTOPHER CLOSE
NORTHALLERTON DL7 8YT



NEW ON THE MARKET FOLLOWING REFURBISHMENT

A Convenient and Attractively Positioned Two Bedroomed Semi Detached Bungalow on Nice Sized Plot in Sought After Residential Location within Walking Distance of the Town Centre, County Hall, Railway Station, Local Amenities & Adjacent Open Countryside

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Newly Fitted Kitchen / New Quality Shower Room
- Driveway to Side for Three Vehicles
- New Carpets Throughout
- Lawned Gardens to Front & Rear
- Quality Conservatory to Rear
- Views over Open Countryside

Offers in the Region of: £189,950

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

6 St Christopher Close, Northallerton DL7 8YT

SITUATION

A1	6 miles	Thirsk	9 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Richmond	15 miles	Yarm	17 miles
Catterick	10 miles	Bedale	7 miles

St Christopher Close is attractively situated off St James Drive in one of the most sought after and highly desirable residential areas just outside the centre of Northallerton and the property occupies a nice sized, easily maintained plot in a quiet cul de sac with lawned gardens to front and rear.

The property is within easy walking distance of the Town centre which enjoys a comprehensive range of educational, recreational and medical facilities together with access to the main line train station. Northallerton also enjoys twice weekly markets and additional market town shopping services are available at Thirsk, Bedale and Richmond whilst major centre of commerce can be found at Darlington, Middlesbrough, Teesside and York.

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 8 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.

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

Northallerton 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.

Schools – the area is well served by good state and independent schools. The property is within walking distance of Broomfield and Sacred Heart Primary Schools and is within the Northallerton catchment area for further renowned Primary Schools. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor

DESCRIPTION

6 St Christopher Close comprises a brick built with clay pantile roof 2-bedroomed semi detached bungalow which is on a nice sized plot in a quiet cul-de-sac location with views out to the rear over open countryside. Internally the enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating, UPVC soffits and gutters and has benefited from the addition of a quality double glazed conservatory to rear.

Internally the property enjoys two bedroomed accommodation with a good sized sitting room, newly fitted kitchen and newly fitted shower room and the property has been re-carpeted throughout.

Externally the property enjoys to front lawned garden with flagged pathway around opening out from the flagged and gravel driveway which leads down the side of the property and offers hardstanding for three

vehicles. To the rear the property opens up onto lawned garden with at present two sheds. It has fencing to two sides with hedge at the rear allowing views out over adjacent agricultural land and across attractive open countryside.

St. Christopher Close is offered chain free and available for early completion. Early inspection recommended to fully appreciate the property, its position and location.

ACCOMMODATION

In up step through UPVC sealed unit double glazed front door with upper leaded and coloured glass light leading into:

Entrance Hall

2.20m x 1.42m (7'3" x 4'8")

With centre ceiling light point. Radiator. Telephone point. Door straight ahead into:

Kitchen

3.32m x 2.38m (10'11" x 7'10")

Newly fitted kitchen comprising attractive range of grey base and wall cupboards with brushed steel door furniture topped with wooden work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Flush mounted Schott ceran Lamona four ring ceramic hob with brushed steel and glass Lamona oven and grill beneath. Panelled splashbacks. Inset extractor. Track mounted ceiling light point. Space for fridge freezer. Space and plumbing for washing machine. Pedestrian side .

Door from Hallway also gives access to:

Living Room

3.66m x 4.93m (12' x 16'2")

With deep bay window. Two ceiling light point. TV point. Double radiator. Telephone point. Door to rear gives access to:

Inner Hallway

2.00m x 1.06m (6'7" x 3'6")

With ceiling light point. Attic access. Airing cupboard with shelved storage. Door to:

Bedroom No, 1

4.59m x 2.74m (15'1" x 9')

Into wall length glass sliding door fronted wardrobe. Ceiling light point. Radiator. TV and telephone point. USB compatible plugs. Nice views over rear garden and across to open countryside.

Bedroom No. 2

3.12m x 2.51 (10'3" x 8'3")

Ceiling light point. Radiator. Double glazed door out to rear conservatory.

Conservatory

2.79m x 2.89m (9'2" x 9'6")

Glazed to three sides with full height French doors out to patio and gardens. Thermalactic ceiling. Wall light points and power points.

Door from Inner Hallway gives access to:

Bathroom**1.93m x 1.95m (6'4" x 6'5")**

With tiled effect floor. Fully tiled walls. Shower panelled shower cubicle with fitted glass shower screen. Thermostatically controlled mains bar shower with drench shower over and separate shower attachment. Matching pedestal and duoflush WC. Inset ceiling light spots. Extractor fan. Wall mounted chrome heated towel rail. Wall mounted mirror fronted bathroom cabinet.

Gardens

Externally the property enjoys to front lawned garden with flagged pathway around opening out from the flagged and gravel driveway which leads down the side of the property and offers hardstanding for three vehicles. To the rear the property opens up onto lawned garden with at present two sheds. It has fencing to two sides with hedge at the rear allowing views out over adjacent agricultural land and across attractive open countryside.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents, Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Freehold with Vacant Possession upon Completion.

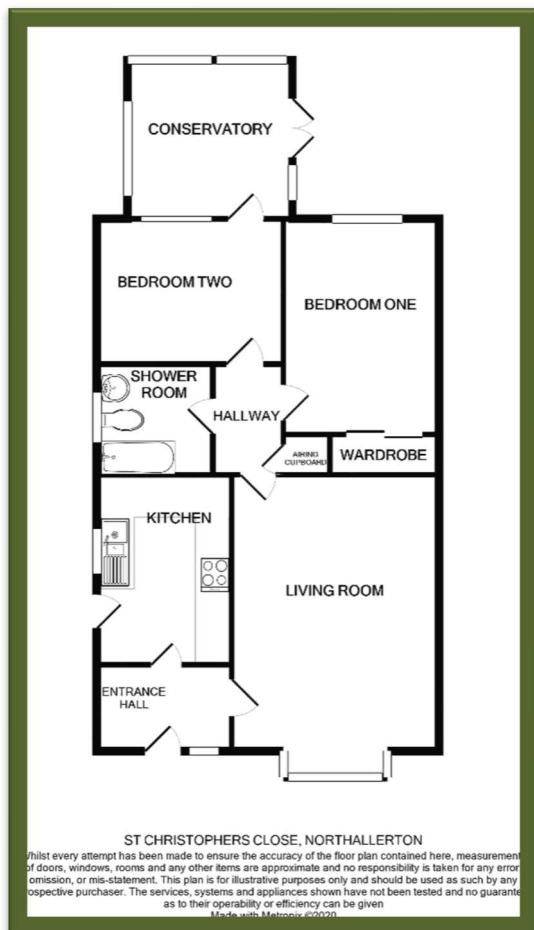
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C.





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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