

S.4801

Northallerton
Estate
Agency 

27 HAREWOOD LANE

NORTHALLERTON DL7 8BQ



An Immaculately Presented, Generously Proportioned Four Bedroomed Detached Family House in Highly Sought After, Very Desirable Residential Location within Walking Distance of Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen, Bathroom & En Suite
- Extensive Hardstanding to Front / Car Port
- Detached Garage / Workshop
- Private Lawned Gardens to Rear

Offers in the Region of: £325,000

27 Harewood Lane, Northallerton DL7 8BQ

SITUATION

A1	6 miles	A19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles
York	30 miles	Richmond	14 miles
Catterick	10 miles	Ripon	15 miles

Harewood Lane is quietly and very conveniently situated off Boroughbridge Road and represents a much sought after and highly desirable residential area within walking distance of excellent local amenities in Romanby village and Northallerton town centre. The property is very privately positioned on a superb and unique plot in this excellent residential area on the favoured south side of Northallerton and enjoys a high degree of privacy.

The property lies within easy walking distance of the town centre, County Hall, Doctors Surgery and local mini market on Boroughbridge Road and the main line train station.

AMENITIES

Communications – the A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time (the property is within walking distance of the Train station at Northallerton). Additionally, via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

Schools – the area is well served by good state and independent schools. The property is within distance of Romanby Primary School and the property is within the local catchment area for further renowned Primary Schools. Local Comprehensive schools can be found at Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm and Ampleforth.

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, North Yorkshire Dales and close to good local rivers and ponds.

Additionally, the property is situated within one hour of the Coast at Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

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

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional Leisure Activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

Hospital- the Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

The property comprises a substantial, individual, well laid out and spacious, generously proportioned four bedroomed detached family house on a good sized plot in much sought after highly desirable residential area of Northallerton.

Externally the property enjoys to the front an extensive area of brick set paving which extends down to the side under a car port and gives access to the attached garage. Overall, there is hardstanding and parking to the front for numerous vehicles. To the rear the property enjoys attractive flagged patio with steps down to the rear garden which is principally laid to lawn with privet hedges to two sides, attractive well stocked shrub borders and direct access from the garage/workshop.

Internally the property enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating and has been particularly well maintained by the present owners. It enjoys quality fitted kitchen, bathroom and En suite, decorated to a high standard and has solid oak doors throughout. The accommodation is light and airy and internal inspection is essential to appreciate the property.

The offering of **27 Harewood Lane** presents the all too rare opportunity for the discerning purchaser to acquire an individual four bedroomed detached family house on a good sized plot in an excellent residential location which whilst enjoys a nice degree of privacy is within easy walking distance of excellent local amenities.

ACCOMMODATION

From the front, in up flagged and quarry tiled steps to the front door which is UPVC sealed unit double glazed with central coloured ornate panel with lights to side and giving access to:

Entrance Hall
4.18m x 1.95m (13'9" x 6'5") max narrowing to 0.91m (3') at rear

Useful substantial understairs storage cupboard. Double radiator. Inset ceiling LED light spots. Coved ceiling. Telephone point. Door to:

Downstairs WC
2.05m x 1.03m (6'9" x 3'5")

With low level cistern WC. Slimline wash basin. Half tiled walls. Wall mounted Viessman condensing gas fired central heating boiler. Further useful understairs store cupboard. Centre light point.

Sitting Room
5.96m x 3.60m (19'7" x 11'10")

Coved ceiling. Two ceiling light points. Single and double radiators. Feature fireplace comprising cut marble surround, hearth and backplate with an inset living flame gas fire. TV and telephone points. Archway through to:

Dining Room
3.60m x 2.99m (11'10" x 9'10")

Coved ceiling. Ceiling light point. Double radiator. Full height UPVC sealed unit double glazed French doors out to rear patio and gardens.

Kitchen**4.93m x 2.79m (16'2" x 9'2")**

With an excellent range of oak base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Unit inset five ring Siemens gas hob. Inset glass and brushed steel Siemens double oven and grill. Space and plumbing for washing machine with unit matched doors to front and useful designated cupboard for tumble dryer with unit matched door. Space and point for full height fridge freezer. Matt black and glass extractor over hob. Unit matched breakfast bar. Two ceiling light point. Tile effect floor. Pedestrian door out to side giving direct access to the car port. Under unit kick space heater. Work surface matched splashbacks.

From the Hallway are:

Stairs to First Floor with solid oak staircase comprising balustrade and spindles with half landing having a window.

First Floor Landing**3.96m x 0.91m (13' x 3')**

Inset ceiling light spots with extend over the stairwell. Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over Useful store cupboard.

Bedroom No. 4**3.27m x 2.10m (10'9" x 6'11")**

Ceiling light point. Coved ceiling. Radiator.

Bedroom no. 2**3.66m x 3.52m (12' x 11'7")**

Radiator. Ceiling light point. Twin windows looking over the front. Telephone point.

Master Bedroom**3.76m x 3.50m (12'4" x 11'6")**

Coved ceiling. Centre ceiling light point. Radiator. Built in double wardrobe with shelving and storage. Good views over rear garden.

En Suite Shower room**1.42m x 2.84m (4'8" x 9'4")**

Fully tiled shower cubicle. Pivoted glass door to front. Mira Gem 88 mains shower. Extractor. Part tiled walls to remainder. Pedestal wash basin and duoflush WC. Centre ceiling light point. Radiator.

Bedroom No. 3**3.25m x 2.79m (10'8" x 9'2")**

Coved ceiling. Centre ceiling light point. Radiator. Good views over rear garden.

Family Bathroom**2.18m x 2.05m (7'2" x 6'9")**

Fully tiled walls. Centre ceiling light point. Extractor. White suite comprising panelled bath with Grohe mains shower over. Fitted pivoted glass shower screen. Matching pedestal wash basin with mixer tap and duoflush WC. Full height heated towel rail. Shaver mirror.

Car Port**8.25m x 3.27m (27'1" x 10'9")**

Clear corrugated plastic roof. Leads to:

Garage / Workshop**5.10m x 2.49m (16'9" x 8'2") plus 3.91m x 2.23m (12'10" x 7'4)**

With roller shutter electric doors to front. Light and power. Step down to the workshop where there is a pedestrian door out to the rear garden.

Gardens

The property enjoys to the front an extensive area of brick set paving which extends down to the side under a car port and gives access to the attached garage. Overall, there is hardstanding and parking to the front for numerous vehicles. To the rear the property enjoys attractive flagged patio with steps down to the rear garden which is principally laid to lawn with privet hedges to two sides, attractive well stocked shrub borders and direct access from the garage/workshop.

GENERAL REMARKS & STIPULATIONS

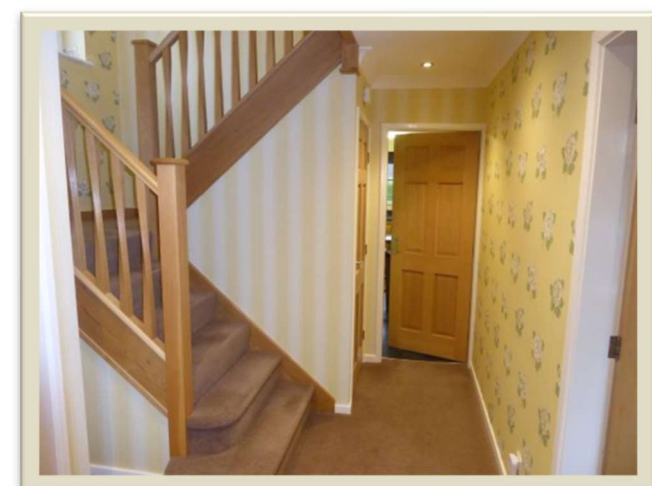
Viewing - Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

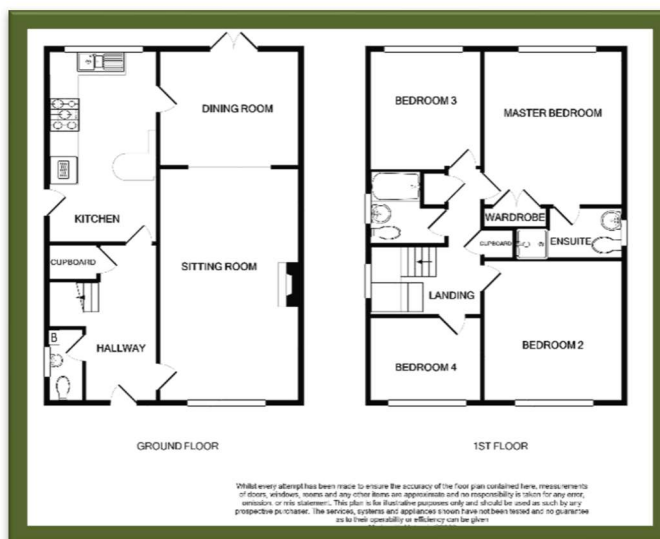
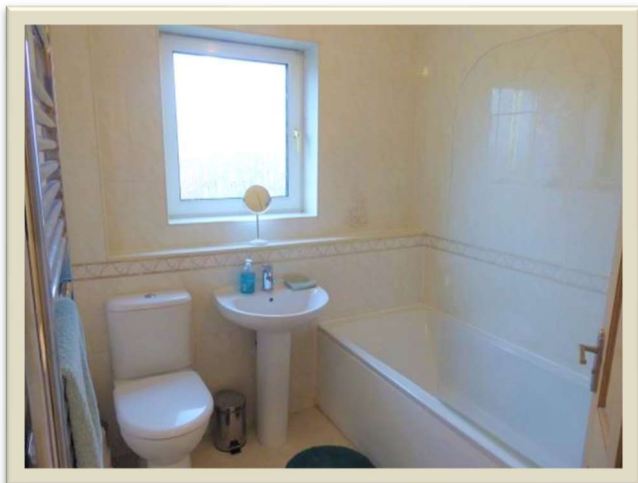
Services - Mains Water, Electricity, Gas and Drainage.

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 band is **E**. The rate for the current year is **£2253.39**.





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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