

S.4816

Northallerton
Estate
Agency 

2 WILLOW ROAD
NORTHALLERTON DL7 8RX



A Very Conveniently Situated, Substantial Three Bedroom Detached Family House in Much Sought After & Highly Desirable Residential Location with Tremendous Scope for Updating, Modernisation & Extension within Walking Distance of Town Centre, Excellent Local Amenities, Train Station & County Hall

- Sealed Unit Double Glazing
- Gas Fired Central Heating (New Boiler)
- Three Double Bedrooms
- Attached Tandem Double Garage
- Hardstanding & Gardens to Front
- Enclose Private Gardens to Rear

Offers in the Region of £269,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

2 Willow Road, Northallerton, DL7 8RX

SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
York	30 miles	Teesside	17 miles
Ripon	14 miles	Leeds	40 miles
Richmond	14 miles	Yarm	15 miles
Catterick	16 miles		

2 Willow Road, Northallerton is very conveniently and attractively positioned on a nice sized plot on the favoured south side in premier residential location within easy and convenient walking distance of the Town Centre, County Hall, the Railway Station and schooling.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping and twice weekly markets.

The town is well located for commuting being within 7 miles travelling distance of the A.1 and A.19 trunk roads together with excellent links to the main arterial roadways of the UK. There is an East Coast mainline train station at Northallerton, on the line which links London to Edinburgh and providing a journey time to London of 2 ½ hours approximately. Additionally, via the Transpennine route that also calls at Northallerton there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Parks where much renowned walking, cycling, riding and leisure activities can be found. Additionally, the property is within an hour of the Coast at Scarborough, Whitby and Redcar.

AMENITIES

Shooting & 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 National Park and close to local rivers and ponds.

Hospitals - the Friarage Hospital which is within walking distance of the property. James Cook is within easy travelling distance.

Schools - the area is well served by good state and independent schools. The property is within the catchment area for all the Northallerton Primary Schools and is within walking distance of Broomfield and Sacred Heart both of which enjoy an enviable reputation. Local Comprehensive Schools can be found at Northallerton, Bedale, Thirsk and Richmond whilst independent schools can be found at Yarm, Teesside, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

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

Golf - Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

Walking and Cycling - the area is well served for attractive walking and cycling amidst particularly attractive countryside and scenery around Northallerton and surrounding villages.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington. Additional leisure activities can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

2 Willow Road comprises a brick built with clay tile roof 3 bedroomed detached family house situated on a nice sized plot in a highly sought after and quiet residential area of Northallerton.

The property is approached from the front onto block paved driveway which sweeps across the front of the property which offers hardstanding for several vehicles and access to the attached tandem double garage. The front garden is laid to lawn with shrub borders and with an ornamental low level wall to the front boundary. There is gated access to either side of the property giving access to the rear. The rear garden opens out onto paved patio which proceeds across the back with step up to a raised shrubbery. The main rear garden is lawned with shrub borders and enjoys post and panel fencing to the left and right with beech hedging to the rear which offers a high degree of privacy.

Internally the property enjoys the benefit of sealed unit double glazing and gas fired central heating with a recently fitted new boiler, it is well laid out and spacious enjoying on the ground floor, entrance hall with downstairs WC and cloakroom, a good sized sitting room, dining room and archway through to sun room with attractive views onto the rear garden. The ground floor is completed with a nicely fitted kitchen and a tandem double garage, whilst on the first floor there are three double bedrooms together with a nicely fitted bath/shower room.

The property has scope for various residential layouts together with tremendous scope for updating and modernisation. There is tremendous scope for extension particularly to the first floor utilising the extensive space over the garage and the garage itself offers potential depending on the purchaser's requirements for a single or double garage.

The offering of **2 Willow Road** presents an all too rare opportunity for the discerning purchaser looking to acquire a substantial property in a highly sought after and very convenient residential location which is particularly convenient for Railway station, County Hall, schooling and the town centre, but sits in a quiet residential area.

Early inspection recommended.

ACCOMMODATION

In under covered entrance, in through aluminium double glazed front door with etched glass lights to side into:

Entrance Hall

2.40m x 3.47m (7'11" x 11'5") max

With double radiator. Flush mounted ceiling light point. Telephone point. Stairs to first floor. Door to:

Downstairs Cloakroom

2.40m x 1.03m (7'11" x 3'5") plus recess understairs storage area

Matching wall mounted wash basin with adjacent matching WC. Half tiled to rear of wash basin and WC. Ceiling light point.

Door from Hallway gives access into:

Sitting Room

6.40m x 4.21m (21' x 13'10") max into bay window

Coved ceiling. Two ceiling light points. Double radiator. BT Openreach point. TV and Sky point. Feature fireplace comprising beech surround and mantel shelf, cut marble hearth with backplate and inset living flame gas fire. Door to rear gives access to:

Dining Room**3.42m x 2.23m (11'3" x 7'4")**

With ceiling light point. Double radiator. Wall light point. Coved ceiling. Window to side giving good natural light. Archway through into:

Sun Room**3.52m x 2.15m (11'7" x 7'1")**

With full height sliding double glazed patio doors out to rear patio and gardens. Window to side. Coved ceiling. Wall mounted Baxi Brasilia slimline 5S gas heater. Two wall light points.

Door from the Living Room gives access to:

Kitchen**3.35m x 3.30m (11' x 10'10")**

Tiled floor. Coved ceiling. Centre ceiling light point. The kitchen comprises a light beech base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring gas hob. Built in Hotpoint double oven and grill. Space for under unit fridge. Tiled splashback. Unit matched extractor hood over hob. Wall mounted fold out breakfast table. Double radiator. Window to rear overlooking rear garden. Internal door through to the integral garage.

From the Hallway:

Stairs to First Floor with a wall mounted stained and polished pine balustrade leading up to:

First Floor Landing**4.13m x 1.29m (13'7" x 4'3") max**

With etched glass window on landing providing a nice degree of natural light. Flush mounted ceiling light point. Attic access. Door to:

Master Bedroom**4.23m x 3.45m (13'11" x 11'4")**

Coved ceiling. Radiator. Fitted bedroom furniture comprising range of single and double wardrobes with internal hanging rails, shelving and drawers. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 3**3.50m x 3.45m (11'6" x 11'4") overall**

Radiator. Ceiling light point.

L Shaped Bedroom No. 2**4.23m x 3.20m (13'11" x 10'6") max**

Ceiling light point. Radiator.

Bathroom / Shower Room**3.15m x 2.08m (10'4" x 6'10")**

White suite comprising fully tiled shower cubicle with a Mira Sport electric shower. Hinged door to front. Walls are fully tiled around bath and shower. White suite comprising panelled bath with mixer tap, adjacent pedestal wash basin with mixer tap and light over. Matching WC. Ceiling inset Greenwood Airvac extractor fan. Ceiling light point. Door to linen cupboard which is part shelved.

OUTSIDE**Garage****9.34m x 3.25m (30'8" x 10'8")**

Tandem double. Up and over door to front with separate pedestrian access to the side and pedestrian door out to the rear and also a door from the kitchen. Twin windows to the side. Light and power. Fitted unit with inset single drainer, single bowl stainless steel sink unit with space and plumbing beneath for washing machine and additional appliances. Recently installed Viessman Vitadens 050 combination condensing gas fired central heating boiler.

Gardens

Approached from the front onto block paved driveway which sweeps across the front of the property which offers hardstanding for several vehicles and access to the attached double tandem garage. The front garden is laid to lawn with shrub borders and with an ornamental low level wall to the front boundary. There is gated access to either side of the property giving access to the rear. The rear garden opens out onto paved patio which proceeds across the back with step up to a raised shrubbery. The main rear garden is lawned with shrub borders and enjoys post and panel fencing to the left and right with beech hedging to the rear which offers a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

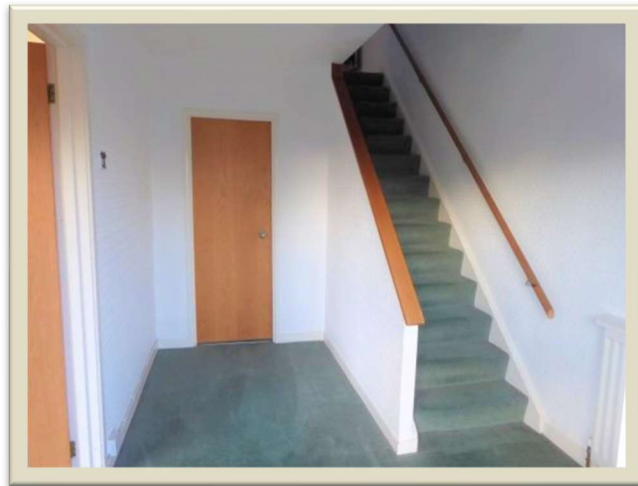
VIEWING - Strictly through Northallerton Estate Agency, 143 High Street, Northallerton, North Yorkshire -Tel: (01609) 771959.

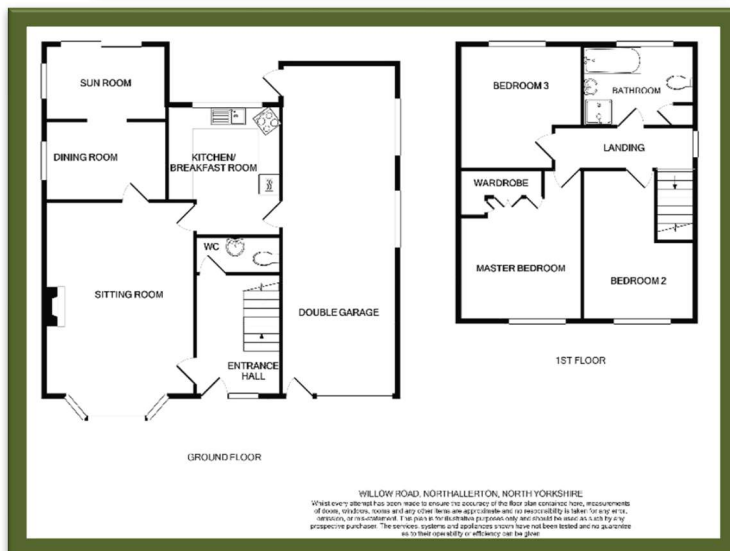
SERVICES - Mains water, electricity and drainage. Gas central heating.

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 for this property is **D**.





COMMITMENT

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- 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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