

S.4820

13 BRIDGE TERRACE
NORTHALLERTON DL7 8NH



**An Immaculately Presented, Completely Refurbished Two
Bedroomed Mid Terraced Cottage with Gardens to Rear**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Immaculately Presented Accommodation
- Newly Fitted Kitchen & Bathroom
- Newly Decorated & Carpeted
- Garden Area to Rear

Offers in the Region of £165,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

13 Bridge Terrace, Northallerton DL7 8NH

A.1	7 miles	Thirsk	7 miles
A.19	7 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Catterick	14 miles	Ripon	16 miles
Richmond	14 miles	Bedale	7 miles

13 Bridge Terrace is very conveniently situated just between Romanby and Northallerton nicely set back from the minor road running between the two and within easy walking distance of both Romanby and Northallerton, the High Street, Railway Station, County Hall, Friarage Hospital and excellent local amenities.

The market town of Northallerton enjoys a comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and the property itself is in the catchment area for a number of renowned schools within the town and at Romanby which boasts an enviable reputation.

Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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 property is within walking distance of the local main line train station at Northallerton. The line runs 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 Durham Tees Valley (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.

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 and close to local rivers and ponds.

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

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

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area. Local Primary Schools within the Northallerton catchment area and additionally the property is within walking distance of Romanby Village School. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Hospital – The Friarage Hospital at Northallerton is locally renowned. There is a Doctors surgery within walking distance.

Walking & Cycling – the area is well served for attractive walking and cycling 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.

DESCRIPTION

13 Bridge Terrace comprises a brick built with slate roof two bedroomed traditional mid terraced property which has been completely updated, modernised and refurbished to a very high standard by the current owners. It enjoys to the front enclosed garden area which is ready for planting with pathway to the front door. To the rear the property has a concrete hardstanding area adjacent to the property with the benefit of outside light, electric point and tap and the property enjoys a vehicular right of way to the rear over the adjacent private road. To the far side of the private road is a fenced garden area, is uncultivated but has been cleared and is ready for planting or could additionally offer hardstanding, space for garaging, workshops etc.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The property has been completely refurbished and enjoys a newly installed quality kitchen, together with two reception rooms, utility room and downstairs WC on the ground floor. Whilst on the first floor there are two double bedrooms and a superb newly fitted bath/shower room with separate shower and quality white suite.

The offering of **13 Bridge Terrace** presents a rare opportunity to acquire a completely refurbished, traditional terraced property in a sought after residential area within walking distance of town centre, railway station, local amenities and adjacent nearby open countryside.

ACCOMMODATION

In through double glazed composite front door with upper etched glass panel into:

Entrance Vestibule

1.62m x 1.57m (5'4" x 5'2")

With ceiling light point. Slimline double radiator. Inset carpet well. Through solid oak door into:

Front Sitting Room

4.74m x 3.96m (15'7" x 13') max into bay

With two double radiators. TV point. Centre ceiling light point. Archway into:

Living Room

3.76m x 3.57m (12'4" x 11'9")

With central chimney breast having a natural stone flagged hearth, panelled surround and power points. Double radiator. Centre ceiling light point. Solid oak door to stairs. Window at rear overlooking rear yard and across to the garden.

Inner Hallway

With original door to understairs storage area.

Kitchen

3.91m x 2.35m (2'10" x 7'9")

Newly fitted with attractive range of grey base and wall cupboards. Granite effect work surfaces with matching splashback. Inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Brushed steel extractor. Space and point for electric cooker. Space and plumbing for washing machine / dishwasher. Inset ceiling light spots. Double glazed upper etched glass panelled door to outside. Internal door gives access to:

Utility / Boiler Room

2.28m x 1.22m (7'6" x 4')

Granite effect work surfaces with space and plumbing under for two appliances. Wall mounted Alpha Etech 28 condensing combination gas fired boiler. Double radiator. Ceiling light point. Door to:

Downstairs WC

2.28m x 0.86m (7'6" x 2'10")

Newly fitted suite comprising slimline wash basin with mixer tap, tiled splashback and cupboard storage beneath. Matching slimline cistern duoflush WC. Ceiling light point. Primeline extractor. Double radiator.

From the Hallway:

Stairs to First Floor with pine balustrade leading up to:

Half Landing which gives access to:

Bath/Shower Room

3.71m x 2.23m (12'2" x 7'4") overall

With a fully tiled shower cubicle having low level easy access tray. Fitted shower screen. Wall mounted Bristan thermostatically controlled mains bar shower. Inset ceiling light spots. Extractor fan. White suite comprising attractive panelled bath with quality mixer tap with a tiled surround. Matching pedestal wash basin with mixer tap. Tiled splashback. Slimline cistern duoflush WC. Wall mounted dual heat heated towel rail. Double radiator. Inset ceiling light spots. Tile effect floor.

From the Half Landing steps up to:

Main Landing

With light oak balustrade. Twin doors to useful, substantial storage cupboard with power points and ceiling light with cord pull. Attic access:

Master Bedroom

4.74m x 3.47m (15'7" x 11'5")

Centre ceiling light point. Double radiator. TV point.

Bedroom No. 2

2.91m x 3.55m (9'7" x 11'8")

With original cast fire surround and grate. Centre ceiling light point. Double radiator.

From the landing is access to:

Attic

With a fitted loft ladder giving access to the attic which at present is insulated but could if boarded provide for substantial storage space or additional accommodation subject to purchasers' requirements and any necessary planning permissions etc. Light.

OUTSIDE

Out of the rear door is a concrete hardstanding area. Outside light, electric point and tap. There is a communal vehicular access at the rear giving access to this and neighbouring properties.

Coal Shed

UPVC sealed unit double glazed door and new roof.

Garden

It enjoys to the front enclosed garden area which is ready for planning together with pathway to the front door. To the rear the property has a concrete hardstanding area adjacent to the property with the benefit of outside light, electric point and tap and the property enjoys a vehicular right of way to the rear over the adjacent private road. To the far side of the private road is a fenced garden area, is uncultivated but has been cleared and is ready for planting or could additionally offer hardstanding, space for garaging, workshops etc

GENERAL REMARKS & STIPULATIONS

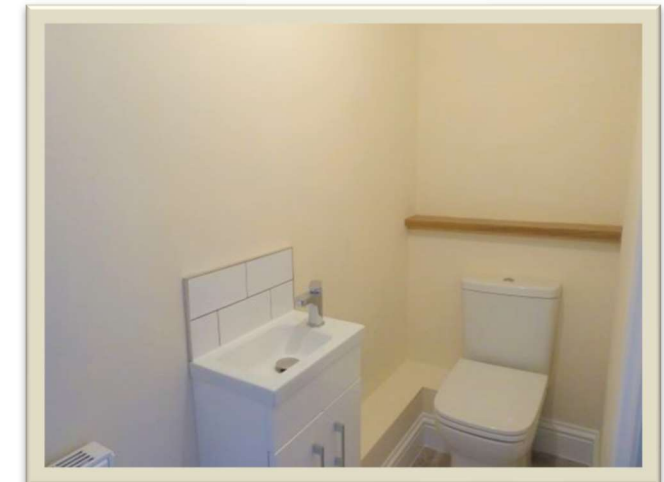
VIEWING - By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

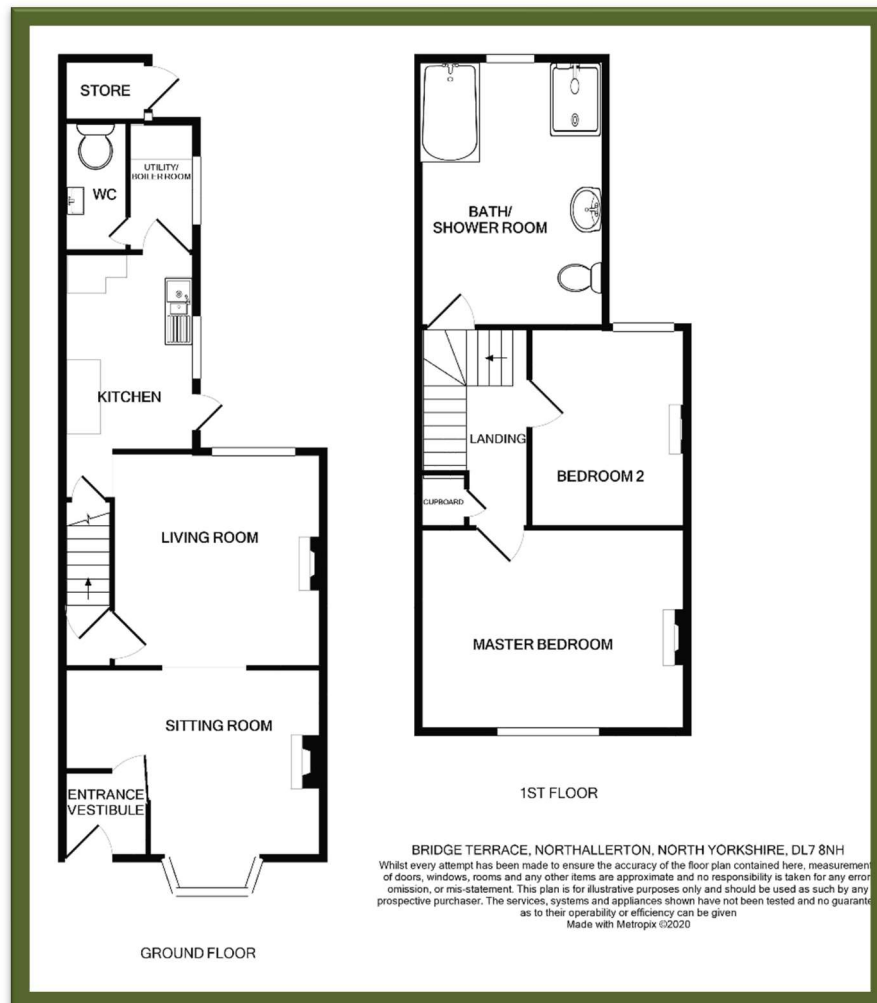
SERVICES - Mains Water, Electricity, Gas and Drainage.

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 - We are verbally informed by Hambleton District council that the Council Tax Band is **B**.





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.