

S.4825

**15 SCHOLLA VIEW**  
**NORTHALLERTON DL6 3RT**



**A Very Conveniently Situated, Substantial, Extended Three Bedroomed Semi Detached Family House in Much Sought After Residential Location Within Walking Distance of Town Centre, Excellent Local Amenities and Adjacent Open Countryside**

- Internally Presented to a High Standard
- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Kitchen / Diner Extension to Rear
- Quality Fitted Kitchen & Bathroom
- Detached Double Tandem Garage & W/shop

**Offers in the Region of £225,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 15 Scholla View, Northallerton DL6 3RT

## SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	6 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles	Ripon	16 miles
Richmond	14 miles	Catterick	11 miles
Yarm	14 miles	Leeds	40 miles

(All distances are approximate)

**Scholla View** is very pleasantly and conveniently situated in an elevated position above Northallerton town and the property is within walking distance of the town centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire and adjacent to superb open countryside accessed via minor roads and an excellent series of foot and bridle paths. The property enjoys a quiet elevated position in this small cul de sac which is nicely set back from any minor roads and enjoying a high degree of privacy. The property to the rear enjoys superb views out over the rooftops of Northallerton with view across to Richmond.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

**Hospital** – the Friarage Hospital is a short distance from the property.

**Bus Service** – there is a regular bus service between Bedale and Darlington.

**Schools** – the area is well served by good state and independent schools. Local Primary Schools within the Northallerton catchment area and the property is within walking distance of Alverton School. There are also a number of additional renowned schools in local villages.

Comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond, Catterick and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor and local Grammar School at Ripon.

**Golf** – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

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

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

**Shooting & Fishing** – the property is attractively positioned 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.

## DESCRIPTION

The property comprises an extended three bedroomed substantial semi-detached family house situated on a good size, slightly elevated plot. The property itself is brick built with clay pantile roof, it enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating and has under the current ownership enjoyed a quality ground floor extension to the rear to provide for a superb living kitchen.

Externally the property enjoys shared concrete driveway to the front as far as the gates which gives access to the side and down to the rear where there is extra parking, car port and garage. The front garden is principally laid to slate chippings, presently utilised for extra parking with a small area of lawn adjacent. To the rear the property enjoys a raised gravelled seating area adjacent to the property with concrete steps down to the main rear garden which is lawned with shrub borders and enjoys tremendous views out over adjacent playing fields and cross the chimneys of Northallerton. There is additionally a good area of chippings to the rear of the garage.

Internally the property is well laid out and spacious and immaculately presented with a particular note the superb living kitchen which enjoys a quality fitted kitchen area together with sitting and dining area enjoying superb views out to the rear and a high degree of natural light via inset roof lights. On the first floor the property enjoys three bedrooms and a quality fitted bathroom with the benefit of an electric shower over bath.

Externally as mentioned, the property enjoys nicely laid out grounds and gardens with of particular note is the substantial garage and workshop which also includes an additional utility area and at present has a useful inspection pit together with beams for pulley and presents an excellent opportunity for those looking for a small-scale workshop or garage suitable for car/motorcycle storage and additionally the property has a good sized car port and additional hardstanding.

The offering of **15 Scholla View** presents a rare opportunity to purchase a property that enjoys the largest plot of its type on this development. It has been well maintained and is attractively presented and has enjoyed a quality extension to the rear providing for particularly spacious ground floor living.

Early inspection recommended to fully appreciate the property, its position and presentation.

## ACCOMMODATION

In from the front, up step to UPVC sealed unit double glazed front door with etched glass panels, etched glass light to side and into:

### Entrance Hall

**3.22m x 1.93m (10'7" x 6'4")**

With radiator. Ceiling light point. Stairs to first floor. Door to:

**Downstairs WC****2.03m x 0.89m (6'8" x 2'11")**

With low level WC. Wall mounted wash basin with tiled splashback. Radiator. Wall mounted hanging hooks. Ceiling light point.

**Sitting Room****4.52m x 3.91m (14'10" x 12'10") max**

Coved ceiling. Centre ceiling light point. Double radiator. TV and telephone point. Fireplace with slate hearth and oak mantel shelf. Wall mounted gas fired. Fitted glass fronted glass shelved wall length display cabinets with bookcase and cupboard beneath. Three wall light points. Door through to:

**Living Kitchen****5.81m x 4.98m (19'1" x 16'4") overall**

Nicely delineated into living and kitchen areas with the kitchen area enjoying an attractive range of light oak base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl Franke stainless steel sink unit with mixer tap over. Space and point for gas/electric cooker with brushed steel splashback and brushed steel extractor hood over. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Wall mounted Baxi Solo condensing gas fired central heating boiler. Twin doors into useful understairs store cupboards / pantry. Door to useful shelved store cupboard. Natural tile effect floor. Archway through into:

**Living Area** with a continuation of the tile effect floor. Twin velux roof light. Centre ceiling light point. Double radiator. Twin windows looking out to rear. UPVC sealed unit double glazed door to side with upper clear glass panel leading out to the covered car port.

**From the Hallway are**

**Stairs to First Floor** with stained and polished balustrade leading up to

**First Floor Landing****1.83m x 2.18m (6' x 7'2")**

Ceiling light point. Attic access. Picture window to side.

**Master Bedroom****4.49m x 2.74m (14'9" x 9')**

With ceiling light point. Radiator. Fitted range of bedroom furniture comprising single and double wardrobes with internal hanging and shelving.

**Bedroom No. 2****3.07m x 2.96m (10'1" x 9'9")**

Centre ceiling light point. Radiator.

**Bedroom No. 3****3.25m x 2.15m (10'8" x 7'1")**

With radiator. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage to side. Fitted sliding door fronted wardrobe with hanging rails and shelving. Useful dressing table area to side.

**Bathroom****1.95m x 1.80m (6'5" x 5'11")**

With fully tiled walls. Wall mounted heated towel rail. Suite comprising slipper bath with fitted pivoted shower screen. Quality mixer tap with shower attachment. Wall mounted Triton T80 easi electric shower with drench over. Matching pedestal wash basin and duoflush low level WC. Ceiling light point. Wall mounted mirror.

**OUTSIDE****Covered Car Port****4.98m x 4.98m (16'4" x 16'4")**

With a metal corrugated roof and wooden beamed. To the side is a gated access into the rear garden. Twin doors into:

**Substantial Garage & Workshop/Utility Area****8.02m x 3.47m (26'4" x 11'5")**

Twin wooden doors to front. Windows to side. Concrete floor. Useful inspection pit. Light and power. Extensive shelved storage.

**Gardens**

The property enjoys concrete driveway to the front which gives to the side and down to the rear where there is extra parking, car port and garage. The front garden is principally laid to slate chippings, presently utilised for extra parking with a small area of lawn adjacent. To the rear the property enjoys a raised gravelled seating area adjacent to the property with concrete steps down to the main rear garden which is lawned with shrub borders and enjoys tremendous views out over adjacent playing fields and cross the chimneys of Northallerton. There is additionally a good area of chippings to the rear of the garage.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment with the Agents, Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

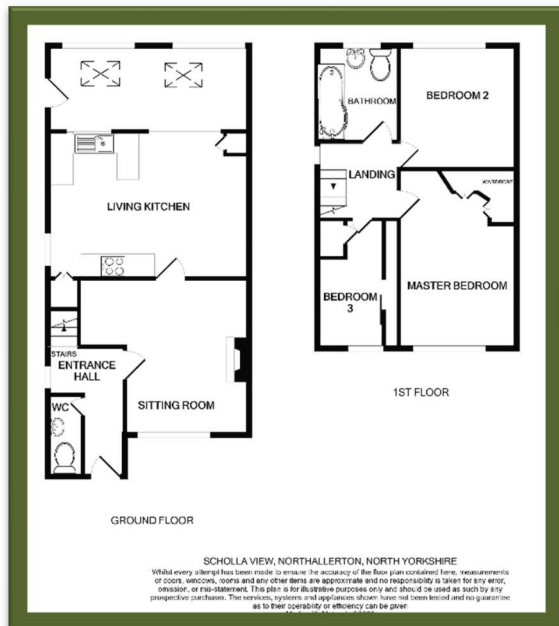
**LOCAL AUTHORITY**

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 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.