

S.4826

Northallerton
Estate
Agency 

5 MANOR HOUSE WALK
BURNESTON, BEDALE DL8 2GA



**An Attractively Presented, Well Laid Out & Spacious Three Bedroomed
Modern Mid Terrace Cottage Property in Quiet Village Location**

- Double Glaze Sash Windows
- Gas Fired Central Heating
- Attractive Gardens & Patio to Rear
- Well Laid Out & Spacious Internally
- Quality Fitted Kitchen & Bathroom
- Sought After Convenient Village Location

Offers in the Region of £185,000

5 Manor House Walk, Burneston, Bedale DL8 2GA

SITUATION

Bedale	3 ½ miles	Northallerton	11 miles
Ripon	9 miles	Thirsk	8 miles
A1	2 ½ miles	Richmond	12 miles
Catterick	9 miles	Darlington	20 miles
A.19	12 miles		

(All distances are approximate)

The property is conveniently situated towards the centre of this popular and desirable North Yorkshire Village conveniently situated south of the thriving and popular market town of Bedale which enjoys a useful range of amenities extending to health centre, leisure centre, primary and secondary schools, good shopping and weekly markets and additionally the property is within easy reach of Northallerton, Ripon, Thirsk and Darlington where further market town shopping and amenities are to be found. The property enjoys excellent commuting via the A.1 and A.19 trunks roads both of which are within easy commuting distance and the property offers excellent access to all the major centres of commerce locally and nationally and provides direct access to the main arterial road networks of the UK. The larger centres of Teesside, York and Middlesbrough are within commuting distance and offer a comprehensive range of facilities.

The area is additionally well served for commuting with an East Coast Main Line Train Station at Northallerton and Thirsk providing a journey time to London of less than 2 ½ hours together with International Airports at Durham Tees Valley, Newcastle and Leeds/Bradford.

Bedale is a thriving North Yorkshire market town and is within easy reach of the A.1 interchange at Leeming Bar bringing Teesside, Tyneside and West Yorkshire within easy commuting distance. Additionally, being the entrance to the North Yorkshire Dales National Park where tremendous leisure activities can be found together with some of the most attractive countryside in the North of England.

AMENITIES

Shopping - Bedale, Northallerton and Thirsk providing good market town shopping, whilst the larger centres can be found at Teesside, York and Darlington.

Schools – The area is served by reputable Primary and Secondary Schools. There is a primary school at Burneston together with additional primary schools at Bedale and surrounding villages. Secondary schools to be found at Bedale, Northallerton, Richmond, Wensleydale. Independent schools can be found at Newton le Willows, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor and Ripon Grammar.

Airports – At Teesside Airport, Newcastle and Leeds/Bradford.

Racing – Ripon, York, Catterick, Thirsk, Wetherby and additionally courses within convenient distance being Sedgefield, Redcar and Newcastle.

Golf – Bedale, Leyburn, Northallerton, Darlington, Romanby and Richmond.

Shooting & Fishing – The property lies within an area of renowned shoots and good fishing, both coarse and game with the River Swale within easy reach.

Leisure Centres – Bedale, Northallerton, Darlington and Richmond plus Health Spa at Scotch Corner.

DESCRIPTION

The property comprises a brick built with clay roof, mid terraced modern property enjoying the benefit of sash windows and gas fired central heating. The front is approached over a block paved driveway with two designated parking spaces and immediately to the front of the property is a small lawned area. To the rear the property enjoys an attractive rear garden which is a nice mix of flagged patio with steps up to raised rear lawned garden area. The rear garden provides a compact, easily manageable garden but provides a very attractive backdrop to the property.

Internally the property is well laid out and spacious, enjoying the benefit of quality fitted kitchen and bathroom together with three bedrooms.

Early inspection is recommended to fully appreciate the property, its presentation and position and early occupation is available.

ACCOMMODATION

Sitting Room

4.52m x 4.19m (14'10" x 13'9")

Enjoying the benefit of coved corniced ceiling. Ceiling light point. Exposed and polished wood floor. Two double radiators. TV point. Telephone point. Door through to:

Inner Hallway

2.00m x 1.80m (6'7" x 5'11")

With a continuation of the polished wood floor. Coved corniced ceiling. Ceiling light point. Stairs to first floor. Door to:

Downstairs Cloakroom

2.41m x 0.86m (7'11" x 2'10")

Polished wood floor. Suite comprising slimline WC. Slimline pedestal wash basin with tiled splashbacks. Radiator. Ceiling light point. Ceiling mounted Greenwood Airvac extractor fan.

Door from Inner Hallway leads to:

Kitchen / Diner

3.25m x 4.50m (10'8" x 14'9")

Nicely arranged into kitchen and dining area with the kitchen comprising excellent range of light wood fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Inset brushed steel electric oven topped with four ring gas hob and enjoying unit matched cooker hood over with inset extractor and light. Space and plumbing for dishwasher. Space for fridge freezer. Polished wood floor.

Dining Area

Ceiling light point. Double radiator. UPVC sealed unit double glazed and leaded glass door to rear which gives access to the rear garden.

Understairs Utility Area

With space and plumbing for auto wash with work surface over. Shelved storage. Ceiling light point.

Stairs to First Floor have painted balustrade and spindles leading up to:

First Floor Landing

2.97m x 1.06m (9'9" x 3'6")

Coved corniced ceiling. Ceiling light point. Radiator.

Bedroom No. 1

3.40m x 4.50m (11'2" x 14'9")

Coved corniced ceiling. Ceiling light point. Double radiator.

Bedroom No. 2

3.02m x 2.23m (9'11" x 7'4") plus entrance

Radiator. Ceiling light point. Coved corniced ceiling. Attic access.

Bedroom No. 3

2.06m x 2.16m (6'9" x 7'1")

Ceiling light point. Radiator.

Bathroom

1.45m x 3.33m (4'9" x 10'11")

Suite comprising panelled bath with Aqualiser mains shower over. Fully tiled around with half tiled walls to remainder of bathroom. Shell edged wash basin and matching WC. Built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over. Greenwood airvac extractor fan. Radiator.

OUTSIDE

The rear garden is a nice mix of flagged patio with then steps up to raised rear lawned garden area. A compact, easily manageable garden but providing a nice backdrop to the property.

GENERAL REMARKS & STIPULATIONS**VIEWING:**

Through Northallerton Estate Agency – tel. no. 01609 – 771959

COUNCIL TAX:

The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is D.

SERVICES:

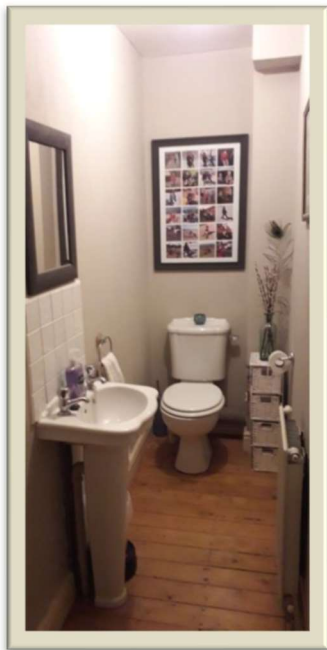
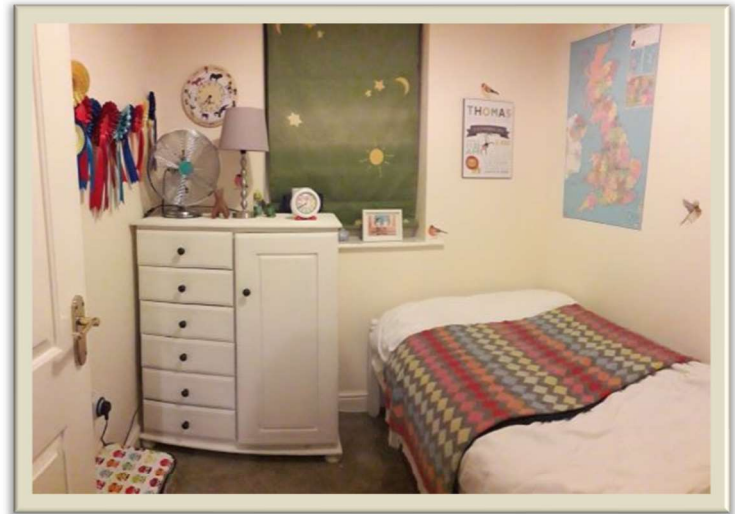
Mains electricity, water and drainage.

TENURE:

Freehold with Vacant Possession upon Completion.



View from the Front



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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