

S.4828

55 SCHOLLA VIEW
NORTHALLERTON DL6 3RT



An Immaculately Presented Two Double Bedroomed Semi Detached Family House on Nice Sized Plot with Detached Garage & Within Walking Distance of Excellent Local Amenities, Town Centre & Open Adjacent Countryside

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Lawned Gardens to Front & Rear
- Good Sized Rear Decking Area
- Detached Garage with Hardstanding to Front

Offers in the Region of £159,950

55 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 slightly 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 a nice sized garden comprising good sized decking area opening out onto lawned garden with good fencing.

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 a two double bed roomed semi-detached family house situated in a slightly elevated, nice quiet cul de sac position well set back from any minor road, enjoying a nice degree of privacy and yet within easy walking distance of town centre, all amenities and adjacent open countryside.

The property is brick built with a clay pantile roof. It enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating.

Externally it enjoys to the front a lawned garden with flagged walkway and step up to the front door. To the side is a flagged walkway which gives access to the rear garden via a gate. The front of the property is completed with a detached concrete section single garage with useful additional hardstanding for a vehicle to the front. To the rear the property enjoys a nice area of raised decking and patio extending across the back of the property and behind the garage with a small gravelled area immediately adjacent to the rear of the garage. Off the decking there is a nice sized lawned garden area which enjoys fencing to three sides provides a high degree of privacy.

Internally the property enjoys well laid out, attractively presented two double bed roomed accommodation with good sized sitting room, quality fitted kitchen with plumbing for dishwasher, washing machine, built in double oven and hob and space for fridge freezer, whilst on the first floor there are two double bedrooms and a nicely presented bathroom with shower over bath.

The offering of **55 Scholla View** presents an opportunity for the discerning purchaser looking for an easily maintained two bed roomed property in a quiet, yet very accessible position ideally placed for access to Northallerton, the excellent transport networks and the adjacent open countryside. Early inspection recommended.

ACCOMMODATION

In up step through UPVC sealed unit double glazed front door with upper etched glass panel into:

Entrance Hall

1.22m x 1.24m (4' x 4'1")

With wood laminate floor. Window to side. Wall mounted hanging hooks. Door through into:

Sitting Room

4.03m x 3.71m (13'3" x 12'2")

Continuation of the wood laminate floor. Coved ceiling. Centre ceiling light point. Double radiator. TV and telephone points. Stairs to first floor. Door through to:

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.

Kitchen

4.01m x 2.76m (13'2" x 9'1")

With an attractive range of beech 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 four ring gas hob with brushed steel and glass Diplomat double oven and grill beneath. Brushed steel extractor over. Fully tiled splashback. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Fully tiled floor. Centre ceiling light point. Double radiator. Door out to rear decking and gardens.

From the Living Room are:

Stair to First Floor with painted balustrade and spindles leading up to:

First Floor Landing

1.83m x 0.91m (6' x 3')

With low level radiator. Attic access. Ceiling light point.

Bedroom No. 1

4.01m x 2.69m (13'2" x 8'10")

With radiator. Ceiling light point.

Bedroom No. 2

3.05m x 2.59m (10' x 8'6")

Including entrance recess. Radiator. Ceiling light point. Boiler cupboard housing Veissman Vitadens 050 combination condensing gas fired central heating boiler. Shelved storage above.

Bathroom

2.00m x 1.67m (6'7" x 5'6")

With half tiled walls all round. Fully tiled around shower area to one end of bath where there is a mixer tap with shower attachment over. Matching pedestal wash basin. Low level WC. Flush mounted ceiling light point. Wall mounted extractor and shaver socket. Radiator. Wood effect laminate floor.

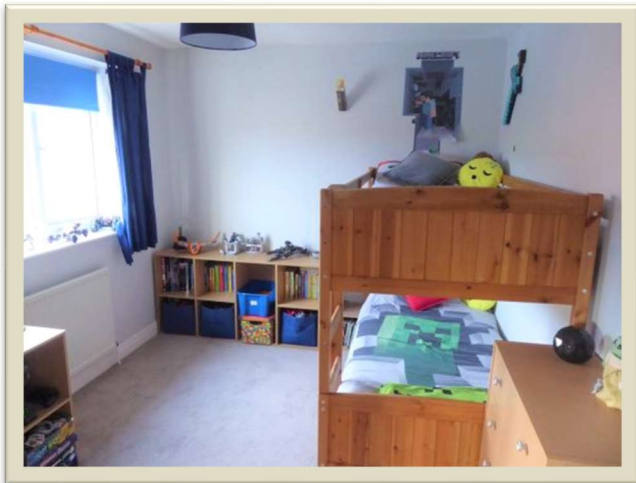
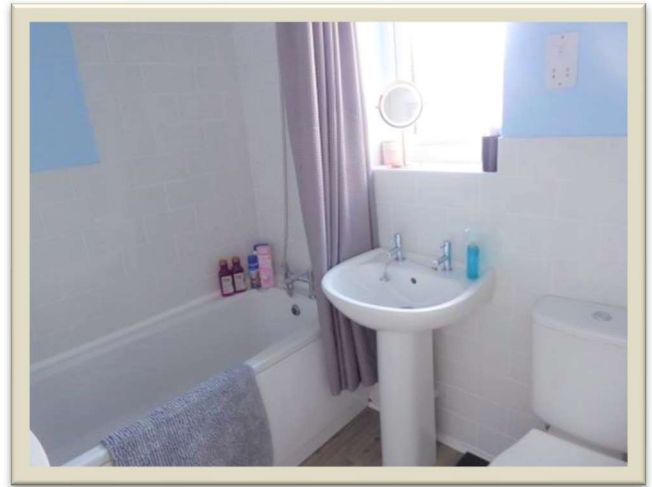
Garage

3.66m x 2.75m (12' x 9')

Concrete section. With the benefit of light and power. Up and over door to front, pedestrian door to rear. Additional tarmac hardstanding to the front.

Gardens

The property enjoys to the front a lawned garden with flagged walkway and step up to the front door. To the side is a flagged walkway which gives access to the rear garden via a gate. The front of the property is completed with a detached concrete section single garage with useful additional hardstanding for a vehicle to the front. To the rear the property enjoys a nice area of raised decking and patio extending across the back of the property and behind the garage with a small gravelled area immediately adjacent to the rear of the garage. Off the decking there is a nice sized lawned garden area which enjoys fencing to three sides provides a high degree of privacy.





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.