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**Northallerton**  
**Estate**  
**Agency** 

**266 HIGH STREET**  
**NORTHALLERTON, NORTH YORKSHIRE DL7 8DJ**



**An Attractively Presented Well Laid Out & Spacious Three Bedroomed End Terrace Cottage  
in Convenient & Highly Sought-After Location**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractively Presented Throughout
- Wood Burning Stove in Sitting Room
- Spacious Kitchen with Separate Utility
- Walking Distance of All Local Amenities

**Offers in the Region of: £185,000**

# 266 High Street, Northallerton, North Yorkshire DL7 8DJ

## SITUATION

A.1	7 miles	Thirsk	8 miles
A.19	7 miles	Darlington	14 miles
York	30 miles	Teesside	16 miles
Catterick	14 miles	Ripon	16 miles
Richmond	14 miles	Bedale	7 miles

**266 High Street, Northallerton** is very conveniently situated just nicely set back from the High Street at the northern end of Northallerton within easy and very convenient walking distance of Town Centre, Railway Station, County Hall, excellent High Street, Hospital, Leisure Centre 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 primary schools within the area. Local Primary Schools within the Northallerton catchment area and is within easy travelling distance of Romanby and Brompton Schools. 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

The property comprises a traditional brick built with slate roof three bedroomed end terrace cottage which enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating and wood burner stove to the sitting room. The property sits on Church View at the end of the High Street with good views onto the Church.

Internally it enjoys well laid out, nicely appointed accommodation with a characterful sitting room enjoying wood burning stove, whilst the kitchen diner is nicely laid out with a separate utility area to rear and on the first floor there are two good sized double bedrooms together with generous single and quality fitted shower.

Externally the property enjoys the benefit of a rear flagged yard area.

The offering of **266 High Street** presents a rare opportunity to acquire a substantial cottage in a much sought after, highly desirable and very conveniently situated residential area within walking distance of the Town Centre and excellent local amenities and yet enjoying a nice position, set back with views onto the church.

Early inspection recommended.

## ACCOMMODATION

In from the front, off footpath, up step through hardwood front door with brass extrusions, opaque glazed ornate framed door.

### Entrance Vestibule 1.06m x 0.86m (3'6" x 2'10")

With quarry tiled floor. Centre ceiling light point. Wall mounted hanging hooks. In through stripped pine inner door with clear glass lights over into:

### Sitting Room 4.54m x 3.78m (14'11" x 12'5")

With central chimney breast having a natural stone hearth, brick relief sides, hardwood mantel shelf over and hearth mounted multi burning stove. Inset chimney breast alcove shelved storage. Centre ceiling light point. Double radiator. TV point. BT Openreach point. Flush mounted light point.

### Stairs to First Floor

### Inner Hall

With useful understairs shelved store cupboard. Stripped pine with upper opaque glazed panelled door into:

**Dining Kitchen****4.52m x 3.10m (14'10" x 10'2") plus recess**

With tiled floor. Main kitchen area has range of bespoke base and wall cupboards with hardwood work surfaces having an inset single drainer, single bowl stainless steel sink unit with mixer tap over. Tiled splashbacks. Dining area enjoys half height panelled wall. Centre ceiling light point. Wall mounted Baxi Duotech gas fired condensing combination central heating boiler. In recess is quarry tiled upon which there is base for Rangemaster cooker with brushed extractor over. Upper tiled splashback, lower pine panelled walls. Archway leads through to:

**Utility Room****2.03m x 2.03m (6'8" x 6'8")**

With space and plumbing for washing machine. Space for two further appliances. Wall mounted full height contemporary radiator. Rear upper etched UPVC sealed unit double glazed door out to rear yard.

**Stairs to First Floor** with pine balustrade and spindles. Leading up to:

**First Floor Landing****2.69m x 1.79m (8'10" x 5'11")**

With attic access. Ceiling light point. Radiator. Door to:

**Master Bedroom****4.52m x 3.81m (14'10" x 12'6")**

Centre ceiling light point. Cast radiator. TV point. Door to built in store cupboard. Useful chimney breast alcove space suitable for wardrobes.

**Bedroom No. 3****2.69m x 2.15m (8'10" x 7'1")**

With ceiling light point. Double radiator.

**Shower Room****2.99m x 1.67m (9'10" x 5'6")**

With low level easy entry shower cubicle. Shower panelled walls together with fitted shower screen and pivoted additional screen. Wall mounted Aqualiser Vitaise SLX electric shower. Ceiling inset extractor and spotlight over. Unit inset wash basin with mixer tap with shower panelled splashback, cupboard storage under. Matching slimline cistern duo flush WC. Flush mounted ceiling light point. Wall mounted dual heat heated towel rail/radiator. Stripped pine door with upper etched glass panel.

Off the Main Landing is step up to:

**Bedroom No. 2****5.20m x 2.51m (17'1" x 8'3")**

With ceiling light point. Double radiator. Windows front and rear providing for a nice degree of natural light.

**OUTSIDE**

Archway that gives access through, it is flagged and gives access to the rear. (covenant on that archway with Broadacres to allow free access). The rear garden is brick walled with a flagged base, providing a nice backdrop to the property together with space for a shed (in situ).

**GENERAL REMARKS & STIPULATIONS**

**VIEWING** - Strictly by appointment through Northallerton Estate Agency – Tel: 01609 771959.

**SERVICES** – Mains water, electricity and Gas. Mains drainage.

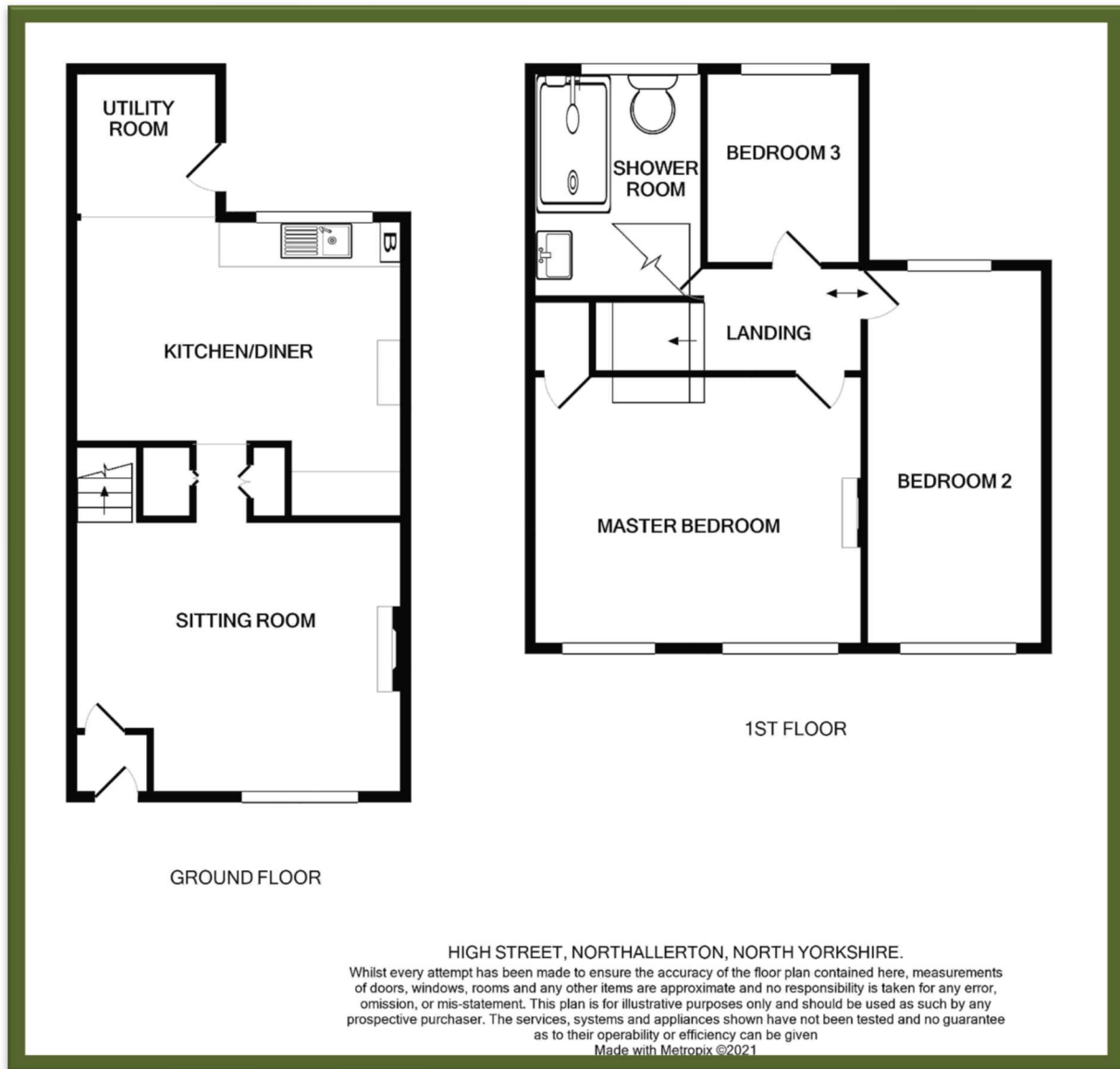
**TENURE** - Freehold with Vacant Possession upon completion.

**METHOD OF SALE** - By Private Treaty.

**LOCAL AUTHORITY** - Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: 01609 779977.

**COUNCIL TAX BAND** – The Council Tax Band is C.





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- Any plans may not be to scale and are for identification purposes only.
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