

S.4836

50 SWAIN COURT
NORTHALLERTON, NORTH YORKSHIRE DL6 1EL



**A Well Laid Out & Spacious, Immaculately Appointed, Generously Proportioned Four
Bedroomed Superior Detached Family House in Much Sought After Residential Location
Close to the Town Centre & Within Walking Distance of Excellent Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Exceptionally Internally Appointed
- Quality Fitted Kitchen, En Suite & Bathroom
- Superior Fixtures, Fittings & Appliances
- Enclosed Private Garden to Rear

Offers in the Region of £350,000
INTERNAL INSPECTION ESSENTIAL

50 Swain Court, Northallerton, North Yorkshire DL6 1EL

SITUATION

A.1	7 miles	Thirsk	7 miles
A.19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Ripon	14 miles	Richmond	14 miles
Catterick	16 miles	Yarm	15 miles
Leeds	40 miles		

Swain Court is situated at the North End of Northallerton High Street and presents a quiet yet very convenient residential location within easy walking distance of the Town Centre, excellent local amenities and very attractive open countryside. The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with excellent high street shopping and twice weekly markets.

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 7 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 town of Northallerton is further complemented by an East Coast main line train station running 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 Teesside (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 Northallerton catchment area. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

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 brick built with pantile roof superbly extended four bedroomed detached family residence of character and distinction enjoying the benefit of immaculately appointed, well laid out and spacious family accommodation which would lend itself to various residential layouts.

The property enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating, under floor heating to the bathroom and en suite and air conditioning to the garage which is presently set up as a substantial home office. The property also enjoys solar panels with a feed in tariff. Internally the property is particularly well maintained, improved and enhanced by the present owners and enjoys on the ground floor attractive sitting room opening out to a bespoke fitted kitchen enjoying a particularly generous range of beech base and wall cupboards topped with granite work surfaces and incorporating a generous range of NEFF built in appliances. Additionally, in the kitchen is a central breakfast unit with matched granite top and twin arches give access through to the Sun Room with twin Velux roof lights and patio doors out. This provides a superb living kitchen environment with tremendous views onto the garden. The ground floor is completed with a utility that enjoys a downstairs WC together with former tandem double garage which is presently utilised as office and has wood laminate floor, air conditioning unit and the requisite power, telephone and TV points.

On the first floor the property enjoys four double bedrooms together with a master suite. The master suite incorporates double bedroom together with dressing area and quality fitted en suite shower room. The first floor is completed with a superbly appointed and presented bath/shower room. The internal of the property must be viewed to be appreciated.

Outside the property enjoys hardstanding and parking to front for a number of vehicles, whilst to the rear the property enjoys a fully enclosed rear garden extending to two sides principally laid to lawn with inset shrubbery, patio sitting areas, quality constructed summer house and to the immediate rear of the property a pond with side and end viewing windows with adjacent pump house and garden shed.

The offering of **50 Swain Court, Northallerton** presents a unique opportunity to acquire a substantial immaculately appointed property in this particularly convenient location and early inspection is particularly recommended.

ACCOMMODATION

In from the front up flagged steps to UPVC sealed unit double glazed front door with central etched and coloured glass light having opaque glazed light to side into:

Entrance Vestibule 1.39m x 1.83m (4'7" x 6')

With wood laminate floor. Ceiling light point. Radiator. Telephone point. Archway through into:

Entrance Hall 1.79m x 1.54m (5'11" x 5'1") max overall

With stairs to first floor. Radiator. Flush mounted ceiling light point. Door through into:

Sitting Room

5.08m x 4.62m (16'8" x 15'2") max

Into good sized bay to front. Central feature fireplace comprising ornate carved beech surround and mantel shelf. Cut granite hearth with an inset leaded and brushed steel surround and fireplace with inset living flame gas fire. Coved ceiling, centre ceiling rose and light point. Contemporary wall mounted full height radiator. TV, telephone and satellite points.

Pine door with upper etched glass panel into:

Living Kitchen

Kitchen Area

5.71m x 2.99m (18'9" x 9'10")

Nicely delineated into kitchen breakfast and dining / living. Kitchen has an attractive range of beech fronted base and wall cupboards, granite work surfaces with inset 1 ½ bowl sink with cut granite drainer. Work surfaces inset six ring NEFF gas hob with contemporary brushed steel NEFF extractor and light over. Built in dishwasher with unit matched door. Space and plumbing for larder fridge. Two built in NEFF ovens and grills with additionally a NEFF built in combination cooker/microwave and built in NEFF coffee maker. Central breakfast, unit matched with granite top. Opaque glazed cupboard over and drawer storage to side. Granite splashbacks with tile above. Inset ceiling light spots. Twin arches through to:

Sun Room

5.86m x 2.71m (19'3" x 8'11")

With a continuation of the wood laminate floor. Presently utilised as living area with nicely delineated sitting and dining areas. Four inset Velux spots and exposed beaming. Central spot track and additional spots around the room. Tremendous views over the rear garden and pond. Full height UPVC sealed unit double glazed French doors out to the garden.

Door from the kitchen to:

Utility Room

2.86m x 3.20m (9'5" x 10'6")

Tiled floor. Range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl sink unit. Space and plumbing for washing machine. Space and plumbing for dryer. Inset ceiling light spots. Inset extractor over sink. Wall mounted contemporary chrome heater. UPVC sealed unit rear door with upper etched leaded and coloured glass light. Door into:

Downstairs WC

1.93m x 0.91m (6'4" x 3')

Continuation of the tiled floor. Wall mounted wash basin with tiled splashback. Low level WC. Halstead Best 60 wall mounted gas fired central heating boiler. Inset ceiling light spots. Ceiling mounted Ventaxia extractor.

Door from the Utility Room gives access to:

Office

4.98m x 2.9m (16'4" x 9'7")

Former garage presently utilised as office. Wood laminate floor. Two ceiling light points. Wall mounted Toshiba air conditioning unit. Electrically operated up and over door to front.

From the Hallway are:

Stairs to First Floor with stained and polished pine balustrade leading up to a half landing. Steps up to:

Main Landing

2.76m x 0.81m (9'1" x 2'8")

Inner boiler cupboard housing lagged cylinder and immersion and power shower pumps. Access to Attic.

Attic

With drop down ladder. The attic is boarded offering tremendous storage space. Light.

Bedroom No. 4

2.25m x 3.05m (7'5" x 10')

With radiator. Ceiling light point.

Bedroom No. 2

3.32m x 3.05m (10'11" x 10') max into wall length bedroom furniture

This comprises good range of hanging, drawer and storage with full height sliding mirrored doors. Full height contemporary radiator. Ceiling light point. TV point.

Bedroom No. 3

2.46m x 5.71m (8'1" x 18'9") max into wall length bedroom furniture

This comprises mirror fronted wardrobes with internal hanging, drawer and storage. Inset ceiling light spots. TV and telephone points. Wall mounted contemporary radiator.

Bath / Shower Room

2.13m x 2.40m (7' x 7'11")

Fully tiled to wall and floor in an attractive marble effect tile. Fully tiled shower cubicle with sliding twin doors. Thermostatically controlled mains Mira shower. White suite comprising panelled curved bath with superior drench shower and shower attachment. Slimline cistern duoflush WC. Unit inset wash basin with drawer storage beneath, mixer tap over.

Wall mounted mirror fronted bathroom cabinet. Inset ceiling light spots. Wall mounted contemporary heated towel rail.

From the Main Landing there is further step up to:

En Suite Master Bedroom

8.70m x 2.86m (28'7" x 9'5")

With inset ceiling light spots. Wall mounted contemporary full height radiator. TV and telephone points. Useful recess suitable for wardrobes. Attic access with drop down ladder. Opaque glazed door through to:

En Suite Shower Rom

2.84m x 1.03m (9'4" x 3'5")

Fully tiled shower cubicle with Mira thermostatically controlled mains power shower. Concertina doors to front. Inset ceiling light spots. Main area has tiled floor. Wash basin with cupboard storage beneath and mixer tap over. Duoflush WC. Wall mounted mirror fronted bathroom cabinet. Inset ceiling light spots. Inset extractor. Wall mounted heated towel rail.

OUTSIDE

Summer House

3.10m x 4.57m (10'2" x 15') approx.

Hexagonal shape with twin doors to front. Wooden construction with glazed windows with nice views onto the garden. Light and power.

Gardens

To the front the property enjoys part tarmacadam, part natural stone flag offering hardstanding for up to five vehicles and providing a low maintenance front to the property. The property at present has garage door to front which access into the former garage which is presently utilised as home office but could be re-converted if required.

Gated access leads off the driveway and into the rear garden which runs around to the side also and is laid to an attractive area of lawn together with natural stone flagged patio area which enjoys the benefit of outside electrics. The rear of the property is a good area of flagging and continuing around to the rear where there is a purpose built fish pond with adjacent filter house and shed. The property enjoys good access from the rear both into the house and into the sun lounge. The rear garden is completed with a corner, quality constructed Summer House. The rear of the property enjoys a high degree of privacy being adjacent to bungalows and nicely set back from the properties on Brompton Road/ Quaker Lane.

GENERAL REMARKS & STIPULATIONS

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

COVID RESTRICTIONS - **Please wear mask and gloves during the viewing and use hand sanitiser. Please social distance during the viewing.**

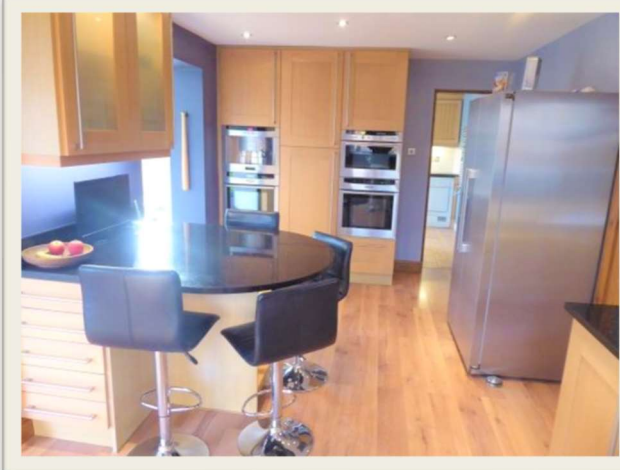
SERVICES - Mains Water, electricity, gas and drainage.

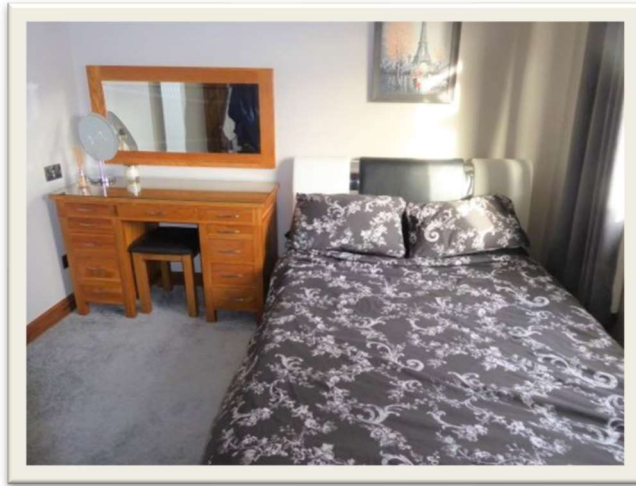
SOLAR PANELS - The property enjoys the benefit of solar panels which are owned by the property and attract a feeding tariff of 12p per kilowatt providing for an income of approximately £600 plus per annum and additionally the property enjoys a solar immersion to take up excess electricity. The solar contract has 15 years left to run and offers a useful income from the property.

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire : Tel: (01609) 779977.

COUNCIL TAX BAND - The Council Tax Band for this property is **D**.

TENURE - Freehold with Vacant Possession upon completion.







COMMITMENT

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- 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.
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- 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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