

S.4838

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

## **42 NORMANBY ROAD**

### **NORTHALLERTON DL7 8RW**



**An Immaculately Presented, Well Laid Out & Spacious Three Bedroomed Extended Semi Detached Family House Situated in Sought After, Very Convenient Position**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Attached Garage – Hardstanding to Front
- Extended to First Floor
- Private Attractive Gardens to Rear

**Offers in the Region of £195,000**

# 42 Normanby Road, Northallerton DL7 8RW

## SITUATION

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

**Normanby Road** is a quiet and very conveniently situated desirable residential area of the favoured south side of Northallerton. The property is conveniently situated within walking distance of Northallerton Town centre, the Railway Station, County Hall, excellent local amenities, attractive open countryside and the local primary schools at Broomfield and Sacred Heart.

The easily accessible town centre of Northallerton enjoys a comprehensive range of local amenities, services, additional primary schools and secondary school together with 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 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 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** – Northallerton enjoys a number of Primary schools within the town and the adjacent villages and the property is within walking distance of Broomfield and Sacred Heart Primary schools. Local comprehensive schools are to be found at Northallerton, Thirsk and Bedale whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

**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 there are a number of gyms within the town.

## DESCRIPTION

The property comprises an extended traditional brick built with clay pantile roof three bedrooms semi detached family house with adjacent garage.

The property externally enjoys flagged driveway offering hardstanding for vehicles together with access to the attached garage. The front garden is gravelled with a central circle and inset shrubs, whilst to the rear the property enjoys a natural stone flagged patio area opening out onto lawned gardens with established attractive shrub borders. The rear garden has post and plank fencing and provides a nice degree of privacy. There is a shed in situ.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. The upper elevation is tiled with UPVC gutters and soffits. Internally the property is well laid out, spacious and very attractively presented and has benefitted from a ground floor extension to provide ground floor accommodation extending to entrance hall, sitting room, dining room running through into attractive garden room with sliding doors out to rear patio and garden. To the side of the dining room is a fully fitted kitchen enjoying quality appliances and an adjacent garage part utilised as utility area. On the first floor there are two double and one single bedrooms together with quality fitted bathroom which has electric shower over bath.

The offering of **42 Normanby Road** presents a rare opportunity to purchase a traditional three bedroomed family house which has been nicely extended but retains further potential for extension subject to purchasers requirements and the necessary planning permissions in a quiet yet very accessible location and early inspection is recommended.

## ACCOMMODATION

In off the flagged pathway through UPVC sealed unit double glazed with upper leaded and etched glass light with an etched glass panel to side leading into:

### Entrance Hall

**2.05m x 1.54m (6'8" x 5'1")**

With stairs to first floor. Flush mounted ceiling light point. Double radiator. Wall mounted cloaks hanging. BT Openreach and telephone points. Multi opaque glazed panel door leading into:

### Sitting Room

**4.27m x 3.93m (14' x 12'11")**

With central feature chimney breast enjoying granite hearth, tiled surround with brass edging, inset electric fire. Coved ceiling. Centre ceiling light point. TV point. Multi paned opaque glazed door through into:

### Dining Room

**2.69m x 2.56m (8'10" x 8'5")**

Coved ceiling. Centre ceiling light point. Double radiator. Door through to kitchen. Archway through to:

### Garden Room

**3.35m x 2.46m (11' x 8'1")**

Enjoying full height UPVC sealed unit double glazed sliding patio doors out to rear patio and garden.

Door from the Dining room leads into:

**Kitchen****2.66m x 4.82m (8'9" x 15'10") max**

With tile effect floor. Attractive fitted kitchen comprising modern cream with brushed steel door furniture, base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit having mixer tap over. Inset four ring Electrolux ceramic hob with glass and tiled splashback and extractor over. Space and plumbing for dishwasher. Built in Zanussi oven and grill topped with Electrolux oven and grill. Built in unit matched fridge and freezer with larder cupboard to side. Useful understairs storage cupboard with shelf above. TV point. Twin windows providing a nice degree of natural light and looking out onto rear garden. Three ceiling light points. Door to side gives access out to garage.

From the Hallway are stairs to first floor with painted balustrade leading up to:

**First Floor Landing****2.44m x 1.22m (8' x 4')**

With wrought iron spindles with painted balustrade. With Overstairs light point. Attic access., attic is boarded with light and power point. Picture window adjacent to stairway provides for a high degree of natural light. Linen cupboard with useful shelved storage.

**Bedroom No. 1****3.68m x 3.07m (12'1 x 10'1")**

With ceiling light point. Radiator.

**Bedroom No. 2****3.10m x 2.99m (10'2" x 9'10")**

With ceiling light point. Double radiator. TV point.

**Bedroom No. 3****2.49m x 2.03m (8'2" x 6'8")**

With ceiling light point. Radiator. Shelving. Utilised as office but would make a nice single bedroom.

**Bathroom****2.03m x 1.67m (6'8" x 5'6")**

With fully tiled walls around bath area, half tiled to rear of WC and wash basin. White panelled bath, fully tiled around with a Mira Go electric shower over. Matching pedestal wash basin and Duoflush WC. Wall mounted heated towel rail. Wall mounted shaver socket, light and mirror. Wall mounted shelved bathroom cabinet. Inset ceiling light spots.

**Tandem Garage****7.39m x 2.38m (24'3" x 7'10")**

Twin doors to front. UVPC sealed unit double glazed door to rear with clear glass double glazed unit to side. Part utilised as a utility area with space and plumbing for washing machine. Under counter space for dryer. Numerous ceiling light points as strip lighting. Overall, the garage has light and power.

**Gardens**

Externally enjoys flagged driveway offering hardstanding for vehicles together with access to the attached garage. The front garden is gravelled with a central circle and inset shrubs, whilst to the rear the property enjoys a natural stone flagged patio area opening out onto lawned gardens with established attractive shrub borders. The rear garden has post and plank fencing and provides a nice degree of privacy. There is shed with light and power and an outside tap.

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

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

**TENURE:**

Freehold With vacant possession upon completion.

**SERVICES:**

Mains Water, Electricity, Gas & Drainage.

**LOCAL AUTHORITY:**

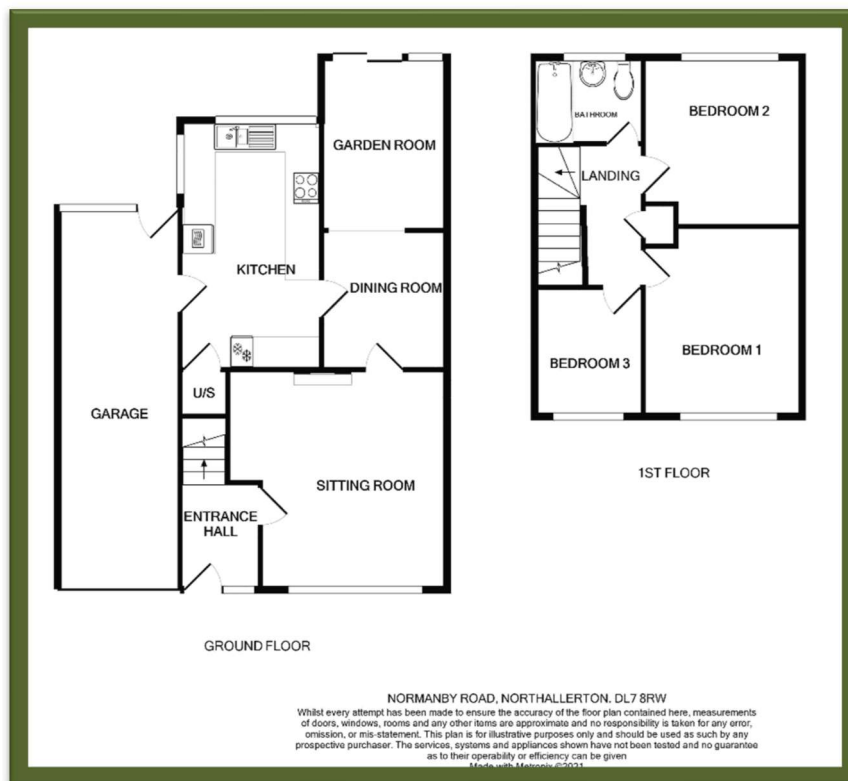
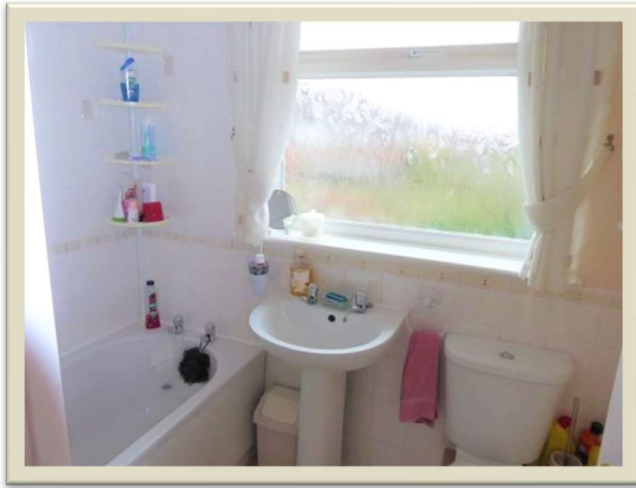
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

**COUNCIL TAX BAND:**

The council tax band is C.







#### COMMITMENT

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