

S.4840

**31 SCHOLLA VIEW
NORTHALLERTON DL6 3RT**



A Very Conveniently Situated Two Bedroomed Semi Detached House in Much Sought After Residential Location Within Walking Distance of the Town Centre, Excellent Local Amenities and Adjacent Open Countryside

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Scope for Updating & Modernisation
- Gardens to Front & Rear
- Hardstanding for Two Vehicles
- Chain Free & Available for Early Completion

Offers in the Region of £155,000

31 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 location in this small cul de sac which is nicely set back from any minor roads and enjoying a high degree of privacy and looking out over the adjacent playing field. The property to the rear enjoys a nice sized garden comprising patio opening out onto lawned gardens with well maintained 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

31 Scholla View comprises a brick built with clay tile roof two bedroomed semi-detached house situated at Scholla View. The property enjoys externally of lawned garden to front and flagged and gravelled hardstanding to side for two vehicles, gated access into the rear garden which nicely opens out onto an area of patio leading onto lawned garden. The rear of the property enjoys good views out over the adjacent playing field and enjoys a high degree of privacy.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. There is scope for some updating and modernisation / refurbishment.

The property is offered chain free and available for early completion. Early inspection recommended.

ACCOMMODATION.

In up step through UPVC sealed unit double glazed front door with opaque glazed panel into:

Entrance Vestibule

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

With ceiling light point. Door through into:

Living Room

5.99m x 3.55m (19'8" x 11'8") narrowing to 2.56 (8'5")

With coved ceiling. Two ceiling light points. Two double radiators. Wall mounted electric fire. BT Openreach socket and telephone point. TV point. Stairs to first floor. Door to under stairs store cupboard **2.11" x 6'7"**.

Kitchen

3.55m x 2.33m (11'8" x 7'8")

With range of light beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space and point for fridge freezer. Unit inset four ring gas hob with Generation 200 electric oven beneath. Brushed steel extractor over. Ceiling light point. Baxi Metertech gas fired central heating boiler. Rear UPVC sealed unit double glazed door out to rear patio and garden.

From the Sitting Room are:

Stairs to First Floor with balustrade leading up to:

First Floor Landing

2.03m x 0.83m (6'8" x 2'9")

With attic access. Ceiling light point.

Bedroom No. 1**3.37m x 3.57m (11'1" x 11'9")**

Ceiling light point. Radiator. Telephone point. Door to shelved store cupboard.

Bedroom No. 2**3.55m x 2.81m (11'8 x 9'3")**

Radiator. Ceiling light point.

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

Fully tiled with contrasting white and blue tiles with a blue and metal dado rail. White suite comprising panelled bath with a fitted concertina shower screen and a Mira Sport electric shower over. Matching pedestal wash basin and duoflush WC. Wall mounted shaver socket. Flush mounted ceiling light point and radiator.

Gardens

At the front there is a small area of lawn whilst to the side a flagged driveway provides hardstanding a couple of vehicles. Gated access to the rear garden.

The rear patio is flagged with step down to a lawned rear garden. Post and plank fencing to one side, post and panel to the other. Metal trellising at the rear. Views out onto adjacent playing field.

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 **B**.





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