

S.4842

31 ST JAMES DRIVE
NORTHALLERTON DL7 8XL



A Well Laid Out & Spacious, Three Bedroomed Semi Detached Family House Situated in Sought After, Very Convenient Location in Need of Updating & Modernisation with Scope to Extend Subject to Necessary Planning Permissions

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Gardens to Front & Rear
- Hardstanding for Four Vehicles
- Detached Garage

Offers in the Region of £185,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

31 St James Drive, Northallerton DL7 8XL

SITUATION

A1	6 miles	Thirsk	7 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Richmond	14 miles	Bedale	7 miles
Ripon	16 miles		

31 St James Drive is attractively situated in a most sought after and highly desirable residential area just outside the centre of Northallerton on this nicely matured development and the property occupies a nice sized, easily maintained plot with lawned gardens to front and rear and is close to attractive open countryside.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town 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 6 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. The property is within walking distance of Broomfield and Catholic School on the Broomfield campus and the property lies within the catch area for a number of renowned primary schools. Local comprehensive schools are to be found at Northallerton, Thirsk, Stokesley, Bedale and Richmond 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 traditional three bedroomed semi detached family house situated on a mature residential development on the southern edge of Northallerton enjoying easy access to Northallerton town centre and excellent local amenities as well as being close to attractive open countryside with a good range of footpaths.

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. It has fitted kitchen and shower room.

Externally it enjoys lawned garden to the front with flagged and block paved driveway running down the side giving access to the detached garage and offering hardstanding for at least three vehicles. To the rear the property enjoys a good sized garden which is well delineated with fencing offering a high degree of privacy. The rear garden has a gated access from the driveway onto a flagged patio opening out onto lawned garden that runs down and behind the garage. The outside is completed with a lean to workshop to the rear of the garage together with a lean to cold frame.

The property is chain free and available for early completion .

ACCOMMODATION

In under covered entrance through UPVC sealed unit double glazed front door with upper etched glass lights into:

Entrance Hall

2.00m x 1.16m (6'7" x 3'10")

Ceiling light. Double radiator. Telephone point. Picture window to side. Stairs to first floor. Door through into:

Sitting Room

3.71m x 3.96m (12'2" x 13')

With a mahogany fireplace with marble effect backplate and hearth and an inset electric fire (there is also a gas point). Radiator. Ceiling light point. French doors through into Dining Room. Door to understairs store cupboard. Twin door through into:

Dining Room

3.52m x 2.30m (11'7" x 7'7")

Ceiling light point. Double radiator. Sliding patio doors to rear giving access to rear garden. Door into:

Kitchen

2.30m x 3.27m (7'7" x 10'9")

Enjoying beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl moulded sink unit with brass tap over. Unit inset five ring Belling gas hob with extractor over. Built in Belling oven and grill. Space and plumbing for washing machine. Space for fridge. Unit matched breakfast bar with double radiator beneath. Tiled splashback and ceiling light point. Window to rear and side provide for a nice degree of natural light.

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

First Floor Landing

2.54m x 2.00m (8'4" x 6'7")

Ceiling light point. Attic access. Window to side. Built in boiler cupboard housing a Baxi Platinum combination gas fired central heating boiler with shelved storage beneath.

Bedroom No.1

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

Ceiling light point. Radiator. TV and telephone points

Bedroom No. 3

2.86m x 1.93m (9'5" x 6'4")

Built in overstairs wardrobe. Ceiling light point. Radiator.

Bedroom No. 2

2.64m x 3.35m (8'8" x 11') max into three quarter length wardrobes.

Enjoying mirror fronted sliding doors to front with hanging and storage.

Shower Room

1.95m x 1.67m (6'5" x 5'6")

Enjoying shower cubicle with shower panels and a Triton mains shower. Sliding shower doors. Wall mounted wash basin with mixer tap. Duoflush WC. Ceiling light point. Radiator. Bio bidet. Wall mounted mirror fronted bathroom cabinet.

OUTSIDE

Gardens

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Garage

2.74m x 5.08m (9' x 16'8")

Brick built with clay pantile roof on concrete base. Light and power. Up and over electrically operated door to front, pedestrian upper glazed door to side. Extensive eaves storage.

Lean to Workshop

2.35m x 1.54m (7'9" x 5'1")

Concrete base. Wooden construction. Light.

Lean to Coalhouse

Corrugated construction.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Gas fired central heating, electricity and mains drainage.

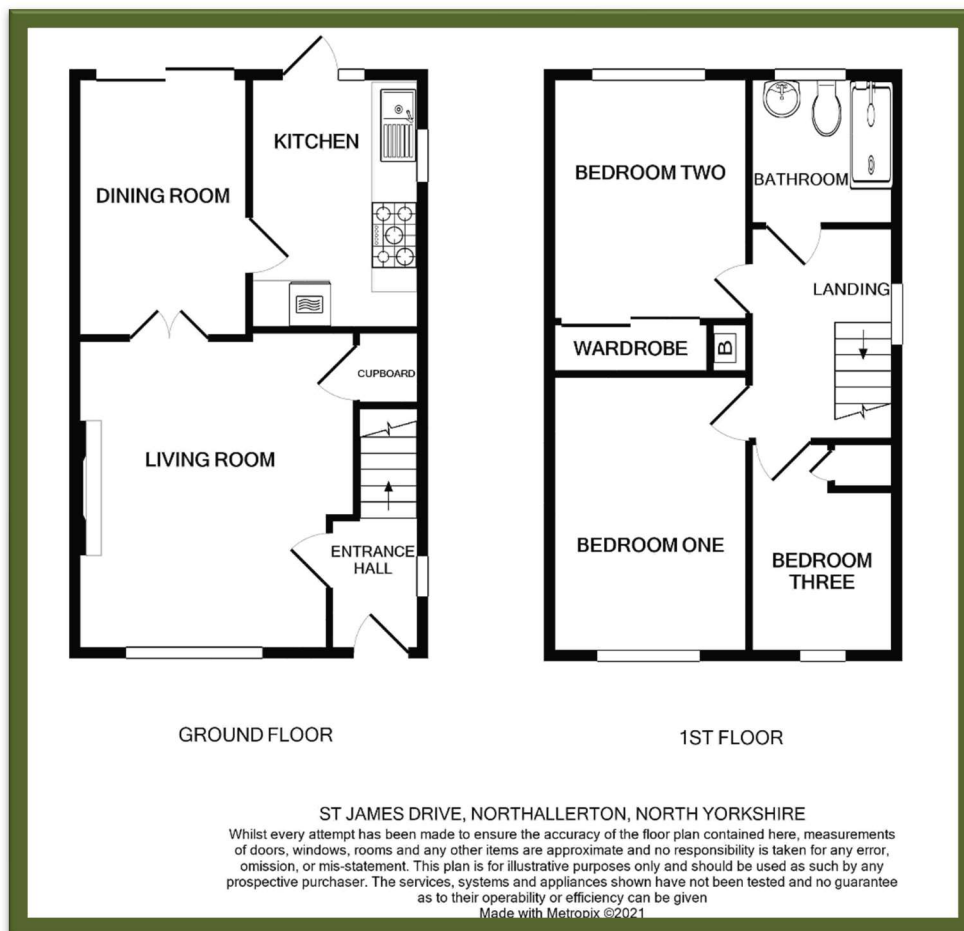
LOCAL DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross Northallerton – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C.





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.