

S.4843

BURLEIGH
4 SCHOOL LANE, THORNTON LE BEANS DL6 3SN



A Well Laid Out & Spacious, Attractively Presented, Very Generously Proportioned Detached Two Bedroomed Superior Bungalow Residence Situated in Highly Sought After North Yorkshire Village close to Attractive Open Countryside

- UPVC / Wooden Sealed Double Glazing
- Ducted Air Electric Heating
- Well Laid Out & Spacious Accommodation
- Quality Fitted Kitchen / Diner
- Two Shower Rooms
- Garage – Attractive Gardens to Front & Rear

Offers in the Region of £340,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Burleigh, 4 School Lane, Thornton le Beans, Northallerton DL6 3SN

SITUATION

Thirsk	5 miles	A.1	10 miles
Northallerton	3 miles	York	30 miles
A.19	3 ½ miles	Teesside	25 miles
Richmond	17 miles	Darlington	17 miles
Ripon	17 ½ miles		

Burleigh, 4 School Lane is very attractively situated in a particularly quiet and secluded position on a good sized corner plot in the centre of this popular much sought-after rural Village of Thornton le Beans, midway between Northallerton and Thirsk making the village particularly well placed being within easy reach of the A.1 and A.19 trunk roads offering easy access to local and national motorway network.

The property enjoys a nice sized plot with gardens to three sides and is close to open countryside with a host of bridle ways, footpaths and quiet cycling routes. Within the village of Thornton le Beans is a good Public House and renowned Restaurant. The village, sitting as it does in this superb rural location offers tremendous scope for leisure activities utilising the quiet and scenic country lanes surrounding the village.

The local market towns of Northallerton and Thirsk are within convenient distance and offer a full and comprehensive range of recreational, educational and medical facilities together with good sporting facilities and leisure centres and extensive shopping. The property 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.

International airports can be found at Durham Tees Valley (35mins), Leeds/Bradford, and Newcastle

AMENITIES

Hospitals – The Friarage Hospital is located approximately 4 miles away at Northallerton.

Schools - The area is well served by good state and independent Schools, Local Primary Schools are to be found at Northallerton, Thirsk and South Kilvington. Comprehensive schools at Thirsk, Northallerton, Bedale, Richmond and Darlington. Independent Schools at Darlington, Hurworth, Teesside High, Yarm, Ampleforth, and Queen Mary's at Baldersby.

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 National Park and close to local rivers and ponds.

Racing - Catterick, Ripon, Thirsk, York, Beverley and Doncaster.

Golf – Romanby at Northallerton, Bedale, Thirsk, Darlington Richmond and Catterick.

Shopping – Northallerton, Thirsk, Darlington, Teesside, Tyneside, York and Leeds.

Walking, Cycling & Riding – The area is served for walking and cycling and there is some particularly attractive countryside and scenery around the property.

DESCRIPTION

The property comprises a substantial, superior, well laid out and spacious 2-bedroomed detached bungalow residence, brick built with a clay pantile roof enjoying the benefit of a combination of wooden and UPVC sealed unit double glazed windows and doors, electric ducted air central heating with well laid out and spacious, attractively presented accommodation which enjoys scope for updating and modernisation and the property is situated on a good sized plot with scope for extension subject to pp's.

The property is approached from the front onto concrete driveway with additional hardstanding to side and giving access to garage. The front of the bungalow faces east, the rear to the west. On the northern side is lawned garden at the front together with a good sized shrubbery adjacent to the front of the property and with hardstanding for several vehicles.

Access to the rear via a wrought iron gate opening out onto lawned garden with flagged patio. The rear garden is a good suntrap and enjoys attractive views out across neighbouring garden and across to open farmland.

ACCOMMODATION

In up quarry tiled step through hardwood opaque glazed front door with opaque double glazed light to side into:

Entrance Hall

1.93m x 2.61m (6'4" x 8'7")

With coved ceiling and centre ceiling light point. BT Openreach point. Door to boiler cupboard housing a Creda electric ducted air heating boiler. Door to:

Shower Room

1.98m x 1.83m (6'6" x 6') max

Fully tiled shower cubicle with a Mira 722 mains shower. Sliding opaque glazed door to front. Coloured suite comprising pedestal wash basin and duoflush WC. Tiled splashback to wash basin with mirror over. Shaver light and socket above. Ceiling light point.

From the Entrance Hall are twin opaque glazed French doors into:

Sitting Room

5.99m x 4.06m (19'8" x 13'4")

Coved ceiling with three wall light points. Feature fireplace comprising cut marble surround, mantel shelf and hearth with inset Baxi grate. Full height sliding patio doors to rear giving access to rear patio and gardens and allowing a high degree of natural light. TV point. Door to Inner Hallway. Full height sliding French doors into:

Dining Kitchen

7.54m x 5.96m (24'9" x 19'7")

Nicely delineated into kitchen and dining areas with the dining area enjoying windows to two sides, coved ceiling, centre ceiling light point. Kitchen area with range of base and wall cupboards. Tile effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Built in Hotpoint brushed steel and glass double oven and grill. Work surface inset Indesit four ring ceramic hob. Built in Indesit dishwasher. Built in unit matched door fronted fridge. NEFF extractor over hob. Inset ceiling spots. Tiled splashback. Unit matched leaded fronted glass shelved display cabinet. Opaque glazed UPVC sealed unit double glazed door out to side giving access to side patio and gardens.

Multi paned opaque glazed door from the Sitting Room leads into:

L Shaped Inner Hallway

2.38m x 1.67m (7.10" x 5.6")

With attic access. Flush mounted ceiling light point. Built in airing cupboard housing lagged cylinder with twin immersion heaters. Useful shelving to side. Twin doors to front. Gives access to:

Bedroom No. 1

4.27m x 4.74m (14' x 15'7")

Into wall length fitted cherry bedroom furniture with mix of hanging rails, shelved storage and incorporating a full height dressing mirror. Coved ceiling. Centre ceiling light point. TV point. Views over rear garden.

Bedroom No. 2

4.67m x 2.94m (15'4" x 9'8")

Into wall length built in bedroom furniture comprising two double wardrobes with central dressing table with mirrored back and light over. Wall mounted intelligent electric heater. Centre ceiling light point. Views onto front garden.

Shower Room

2.94 x 2.44 (9'8" x 8")

Quality modern shower room enjoying fully tiled walls with contrasting tiled dado rail. Corner shower cubicle with Aqualiser mains shower and curved glass door to front. Concealed cistern duoflush WC. Unit inset large wash basin with contemporary water fall mixer tap. Wall mounted chrome heated towel rail. Centre light point. Extractor fan. Wall mounted glass fronted and illuminated bathroom cabinet with internal shaver socket.

From the Entrance Hall is door to:

Garage

3.66m x 6.40m (12' x 21')

Brick built with clay tile roof. Concrete floor. Electrically operated up and over door to front. Full height UPVC sealed unit double glazed door to side giving access out to patio and garden. Internal panelled door from the house. Light and power. Utility area to rear with space and plumbing for washing machine. Space for further appliances. Shelving.

Gardens

The front of the bungalow faces east, the rear to the west. On the southern boundary of the driveway is garden with a central shrubbery and a hedged boundary with the neighbour. On the northern side is lawned garden at the front together with a good sized shrubbery adjacent to the front of the property, concrete pathway all around and just off the driveway is additional hardstanding / turning so overall it can probably accommodate five vehicles. Proceeding down the southern boundary is a post and rail fence with a wrought iron gate on the concrete path and then opening out onto a flagged patio with nice borders and coming around to the rear there is a nice area of flagged patio opening out onto lawned garden with well maintained hedged boundaries to side and rear. Shrubby to the corner. The rear garden is a good suntrap and enjoys attractive views out across neighbouring garden and across to open farmland.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Drainage and Electric Air Ducted Central Heating.

TENURE

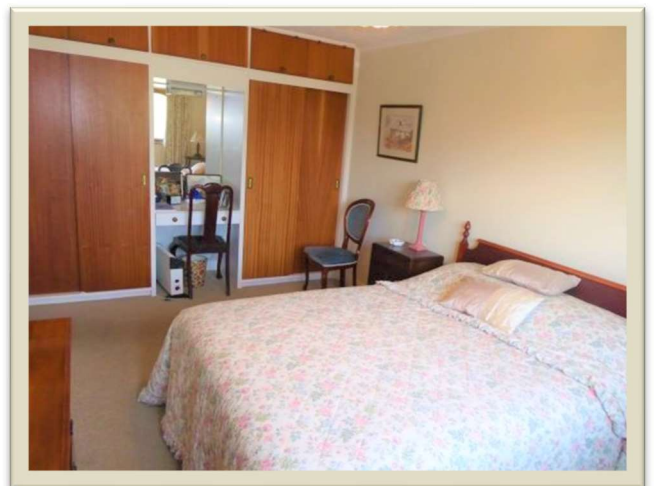
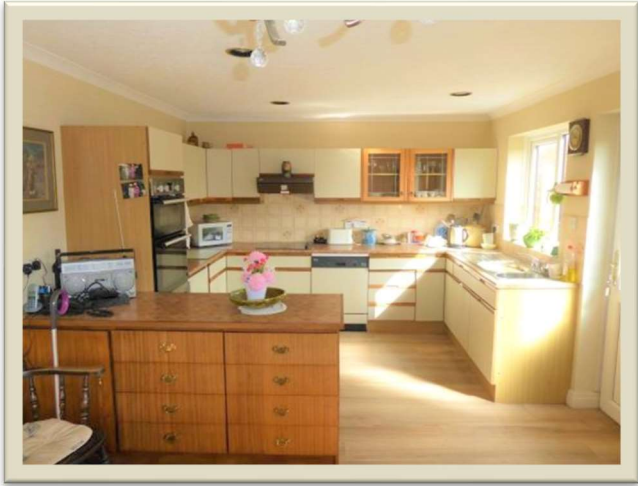
Freehold with Vacant Possession upon completion.

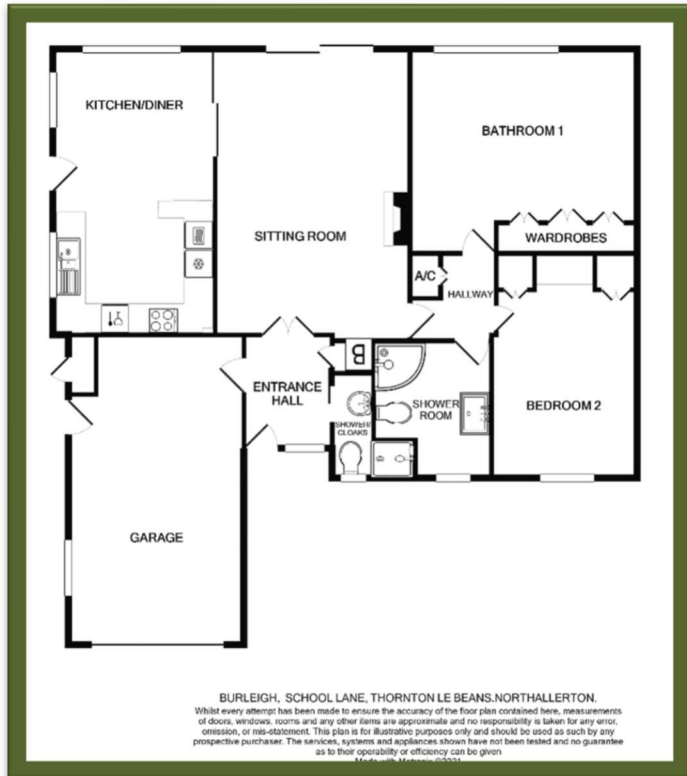
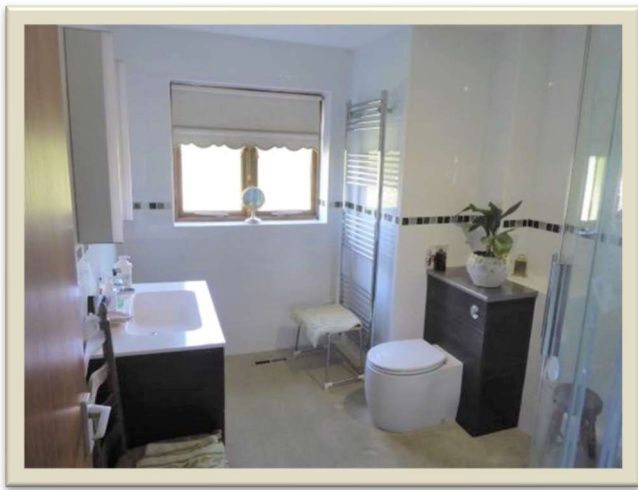
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 771959.

COUNCIL TAX BAND

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





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.
- 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.

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