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

**112 ASHLANDS ROAD**  
**NORTHALLERTON DL6 1HD**



**A Well Laid Out, Attractively Presented Three Bedroomed Semi-Detached Family House on Quiet Yet Accessible Residential Location within Walking Distance of Local Amenities, Town Centre and Adjacent Open Countryside**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Low Maintenance Gardens to Front & Rear
- Attached Useful Shed
- Attractively Presented Throughout

**Offers in the Region of £139,500**

# 112 Ashlands Road, Northallerton DL6 1HD

## SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A.19	7 miles	Bedale	9 miles
Teesside	16 miles	A.1	8 miles
York	30 miles	Ripon	16 miles
Yam	14 miles	Catterick	11 miles
Richmond	14 miles		

(All distances are approximate)

**112 Ashlands Road** is quietly and conveniently situated close to local amenities and within walking distance of the centre of the very popular and much sought after market town of Northallerton, the County town of North Yorkshire and within easy walking distance of attractive countryside around the outskirts of Northallerton.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York, Darlington, Richmond, Yam, Ripon and Catterick.

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

**Hospitals** – The nearby Friarage Hospital is a renowned hospital.

**Bus Service** - There is a regular bus service between Bedale and Darlington

**Schools** – the area is well served by good state and independent schools. There are a number of locally renowned primary

schools and the property is within the Northallerton catchment area. Local comprehensive schools are to be found at Northallerton, Richmond 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.

## DESCRIPTION

The property comprises a brick built with clay tile roof, upper UPVC clad, three bedroomed semi-detached family house situated on a nice sized, low maintenance plot in a quiet residential area just off Ashlands Road with attractive views out onto green areas and within easy walking distance of nearby amenities, shopping and schooling and within easy walking distance of Northallerton Town Centre and all the amenities.

The property enjoys the benefit of UPVC sealed unit double glazed and gas central heating. Internally it has nicely laid out, three bedroomed family accommodation with scope for alteration of layout subject to purchasers requirements and any necessary building regulations.

Externally the property enjoys low maintenance gardens to front and rear with to the rear a useful workshop which could be incorporated into the property or provides for good storage. The property enjoys a high degree of privacy with good boundaries around and there is a gated access at the rear. Outside tap.

## ACCOMMODATION

Through UPVC sealed unit double glazed front door with upper etched glass panel, etched glass panel to side into:

### Entrance Hall

**2.61m x 1.72m (8'7" x 5'8")**

Opaque glazed panel to one side providing natural light. Radiator. Ceiling light point. Stairs to first floor. Door into:

### Sitting Room

**3.52m x 5.35m (11'7" x 17'7")**

Mini coved ceiling, two ceiling light points. Feature fireplace comprising moulded surround, mantel shelf and hearth with an inset electric fire. Two double radiators. TV point. Windows to front and rear. Telephone point.

Door from the Entrance Hall gives access to:

### Dining Room

**2.69m x 2.79m (8'10" x 9'2")**

Centre ceiling light point and double radiator. Telephone point. Door to understairs store cupboard. Archway through to:

### Kitchen

**3.66m x 2.54m (12' x 8'4")**

With a range of beech fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with chrome tap over. Unit inset four ring Whirlpool Generation 2000 gas hob with Whirlpool electric oven and grill beneath. Extractor over hob. Tiled splashback. Space for fridge freezer. Built in useful understairs store cupboard. Centre ceiling light point. Granite tile effect floor. Door into:

## GENERAL REMARKS & STIPULATIONS

### VIEWING

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 771959.

### TENURE

Freehold with Vacant Possession upon completion.

### SERVICES

Mains water, electricity, gas and drainage.

### COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is Band **B**.

### LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – telephone number 01609 779977.

### Rear Entrance

**1.54m x 1.72m (5'1" x 5'8") max**

Ceiling light point. UPVC sealed unit double glazed upper etched glass panelled door out to rear garden and patio. Space and plumbing for washing machine. Internal door gives access to:

### Downstairs WC

**1.52m x 1.22m (5' x 4')**

Pedestal wash basin, WC, ceiling light point and radiator.

From the Entrance Hall

**Stairs to First Floor** with a wall mounted stained and polished balustrade leading up to:

### First Floor Landing

**2.69m x 1.22m (8'10" x 4')**

Ceiling light point. Built in store cupboard with adjacent built in boiler cupboard housing a Weissman Vitadens 100 condensing combi gas fired central heating boiler. Access to:

### Bedroom No. 1

**3.52m x 3.27m (11'7" x 10'9")**

Telephone point. Ceiling light point. Radiator. Attic access. Built in wardrobe with hanging rail and shelved storage over. TV point.

### Bedroom No. 3

**2.25m x 2.64m (7'5" x 8'8")**

Ceiling light point. Double radiator. Built in single wardrobe with hanging rail and shelved storage.

### Bedroom No. 2

**3.60m x 2.74m (11'10" x 9')**

Double radiator. Ceiling light point. Built in double wardrobe with hanging rail.

### Bathroom

**1.90m x 1.77m (6'3" x 5'10")**

Fully tiled walls and floor. Ceiling light point. White suite comprising panelled bath with fitted shower screen. Wall mounted Mira Zest electric shower over bath. Pedestal wash basin. Low level WC. Radiator.

## OUTSIDE

To the front the property enjoys box hedging to front and side with a slate effect low maintenance front garden with shrub borders.

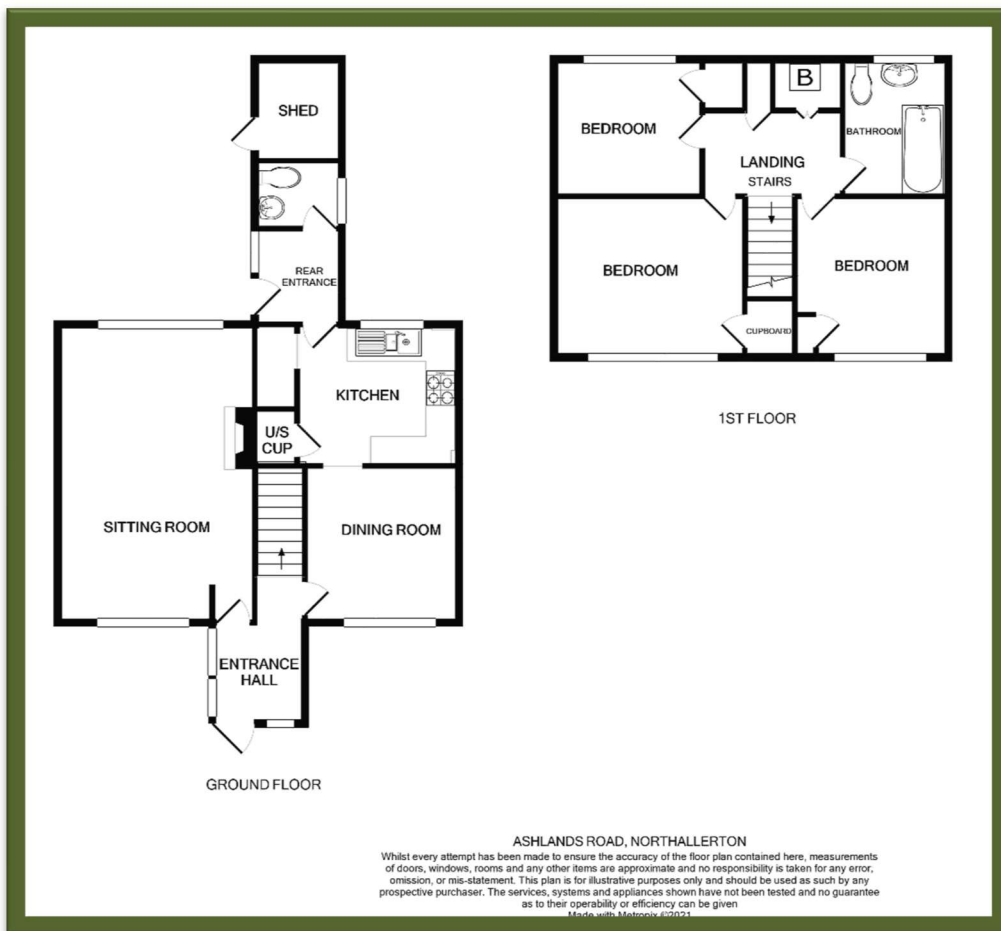
The rear garden is block paved offering low maintenance with attractive shrub edging. Well fenced to the rear offering a high degree of privacy and a rear access gate out to an area of parking.

### Shed

**1.75m x 1.85m (5'9" x 6'1")**

With light and power. Concrete floor.





**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.