

S.4852

ROSE NOOK
10 ST STEPHENS GARDENS, NORTHALLERTON DL7 8XN



An Immaculately Presented, Well Laid Out & Spacious, Substantial Five Bedroomed Detached Family Residence of Character & Distinction Situated on a Good Sized Private Plot

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen, Bathroom & En Suite
- Five Bedrooms
- Hardstanding for Four Vehicles
- Attached Double Garage

Offers in the Region of £350,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Rose Nook, 10 St Stephens Gardens, Northallerton DL7 8XN

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	Leeds	53 miles

Rose Nook, 10 St Stephens Gardens is very 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 good 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 Sacred Heart 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 and the property is close to a good network of footpaths and bridleways.

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 generously proportioned five bedroomed substantial detached family house representing one of the largest of its type on this much sought after and highly desirable residential estates on the favoured south side of Northallerton within walking distance of Northallerton Town Centre, railway station, county hall and excellent local amenities and also within easy walking distance of adjacent open countryside.

The west facing property is brick built with a clay pantile roof, it is rendered to the upper storey, and enjoys wooden UPVC sealed unit double glazing and gas fired central heating.

Externally the property is accessed from the front onto tarmac driveway offering hardstanding for four vehicles and giving access to the integral double garage. The front garden is lawned with a couple of mature trees behind a low level well and maintained hedge. The rear garden enjoys crazy paved patio across the rear with a small ornamental wall stepping up to main rear lawned garden with shrub borders and offered a high degree of privacy. There is a crazy paved seating area taking advantage of the afternoon sun.

Internally the property is well laid out and spacious and attractively presented throughout. It has under the present ownership been particularly well maintained and retains scope for various residential layouts together with extension subject to purchasers requirements and any necessary planning permissions. The double garage would offer scope for an additional ground floor reception room, utilising half of the garage space.

The offering of Rose Nook, St Stephens Gardens offers a very rare opportunity for the discerning purchaser looking to acquire a substantial family house in a quiet, yet very accessible, highly sought after residential location that is within walking distance of town centre, railway station and county hall and an excellent range of amenities together with nearby open countryside. Early inspection particularly recommended.

ACCOMMODATION

Off driveway over flagged pathway to front door under covered entrance with outside light to side. Through hardwood front door with inset upper bulls eyes and etched glass panels into:

Entrance Vestibule

1.69m x 1.39m (5'7" x 4'7")

Coved ceiling and ceiling light point. Radiator. Internal composite door with full height, etched glass panels into:

Entrance Hall

3.81m x 2.40m (12'6" x 7'11")

With stairs to first floor. Coved ceiling. Centre ceiling light point. Radiator. Door to understairs store cupboard with light which has hanging rail and storage.

Downstairs WC**1.69m x 1.47m (5'7" x 4'10")**

Nicely fitted with concealed cistern duoflush WC. Adjacent unit inset wash basin with mixer tap and cupboard storage beneath. Coved ceiling and ceiling light point. Wall mounted heated towel rail. Opaque glazed window to front.

Door from the Entrance Hall gives access to:

Living Room**6.82m x 5.05m (22'5" x 16'7") narrowing to rear to 13'10"**

Nicely delineated into sitting and dining areas with the sitting area have coved ceiling, centre light point and three wall lights. Bay window to front. Feature fireplace comprising carved Adams type surround and mantel shelf with a cut marble hearth and backplate and an inset living flame gas fired. TV and telephone point. Double radiator.

Dining Area has coved ceiling, centre ceiling light point and wall light point. Double radiator. Full height UPVC sealed unit double glazed sliding patio door out to rear patio and gardens.

Kitchen/Diner**6.75m x 2.86m (22'2" x 9'5")**

Nicely delineated with the dining area having coved ceiling and ceiling light point. Two radiators. Full height UPVC sealed unit double glazed French doors out to patio and gardens.

Kitchen has a range of base and wall cupboards, light granite effect work surfaces with inset 1 ½ bowl single drainer, moulded sink unit. Unit inset four ring Creda Collection ceramic hob with Creda Solar plus double oven and grill beneath. Unit matched cooker hood over hob with extractor. Space and point for fridge. Tiled splashbacks. Coved ceiling and ceiling light point. Door through to:

Utility Room**1.62m x 2.71m (5'4" x 8'11")**

With a range of base cupboards, topped with light granite effect work surfaces with inset single drainer, single bowl moulded sink unit. Tiled splashback. Under unit space and plumbing for washing machine and dishwasher. Wall mounted British Gas 330 condensing gas fired central heating boiler. Ceiling light point. Radiator. Full height opaque glazed double-glazed door out to rear. Internal composite door through to Garage.

From the Entrance Hall are:

Stairs to First Floor with painted balustrade and spindles leading up to:

First Floor Landing**4.54m x 1.13m (14'11" x 3'9")**

With attic access. Flush mounted ceiling light point. Coved ceiling. Attic is part boarded for storage.

Master Bedroom**4.95m x 4.52m (16'3" x 14'10") max**

With built in bedroom furniture to two walls comprising extensive wardrobe with hanging rails and shelved storage over. Coved ceiling and ceiling light point. Two overbed light points. Radiator. TV point. Door to:

En Suite Shower Room**2.33m x 1.47m (7'8" x 4'10")**

Tile effect laminate floor. Fully tiled walls incorporating a fully tiled shower cubicle with fitted glass screen and low level easy access tray. A mains Aqualiser shower. Concealed cistern duoflush WC with adjacent unit inset wash basin with cupboard storage beneath. Wall mounted ¾ height chrome heated towel rail. Inset ceiling light spots. Velux roof light.

Bedroom No. 3**3.57m x 3.25m (11'9" x 10'8") max overall**

Incorporating double wardrobe with hanging rail, shelved storage over and storage to side. Sliding full height glass doors to front. Coved ceiling. Centre ceiling light point. Radiator. Built in dressing table. Airing cupboard housing lagged cylinder and immersion heater with shelved storage around.

Bedroom No. 2**4.18m x 3.57m (13'9" x 11'9")**

Coved ceiling. Centre ceiling light point. Radiator. Built in good sized triple wardrobe with hanging and storage. Fitted dressing table with two three drawer chests to either side.

Bedroom No. 4**3.17m x 3.20m (10'5" x 10'6") plus recessed built in triple robe with hanging and storage.**

Coved ceiling. Centre ceiling light point. Radiator. Tremendous views over the rear garden.

Bedroom No. 5 / Office**1.98m x 1.98m (6'6" x 6'6")**

Fitted desk and shelving. Ceiling light point. Radiator. BT telephone point.

Family Bathroom**1.95m x 2.33m (6'5" x 7'8")**

With laminate effect floor covering. Fully tiled walls with contrasting Spanish tiled dado rail. White suite comprising panelled bath with fitted shower screen and thermostatically controlled mains bar shower with extractor and inset ceiling lights over. Matching concealed cistern WC with adjacent unit inset wash basin with cupboard storage beneath and to either side. Wall mounted shaving mirror. Inset ceiling light spots. Wall mounted chrome heated towel rail.

Integral Double Garage**6.06m x 5.00m (19'11" x 16'5")**

On a concrete base with an electrically operated up and over door to front. Two ceiling light point. Door to rear. Space and plinth for additional appliance. Space at the rear for workshop area / additional freezer space. Space for additional downstairs room utilising half of the garage subject to purchasers requirements and the necessary building regulations. Loft hatch provides access to a part boarded roof space which is capable of storage.

Gardens

The property is accessed from the front onto tarmac driveway offering hardstanding for four vehicles and giving access to the integral double garage. The front garden has a nice low level, well maintained hedge behind which is a couple of mature trees and attractive lawned garden running across the front of the property. There is access down the side of the property giving access via a gate to the rear garden. This enjoys crazy paved patio across the rear with a small ornamental wall stepping up to rear lawned garden with shrub borders and offered a high degree of privacy. There is a further crazy paved seating area taking advantage of the afternoon sun.

GENERAL REMARKS & STIPULATIONS**VIEWING**

Strictly by appointment with Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

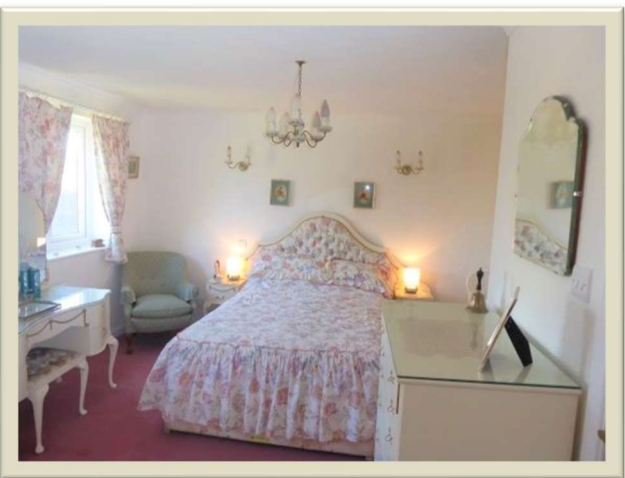
Gas fired central heating, electricity and mains drainage.

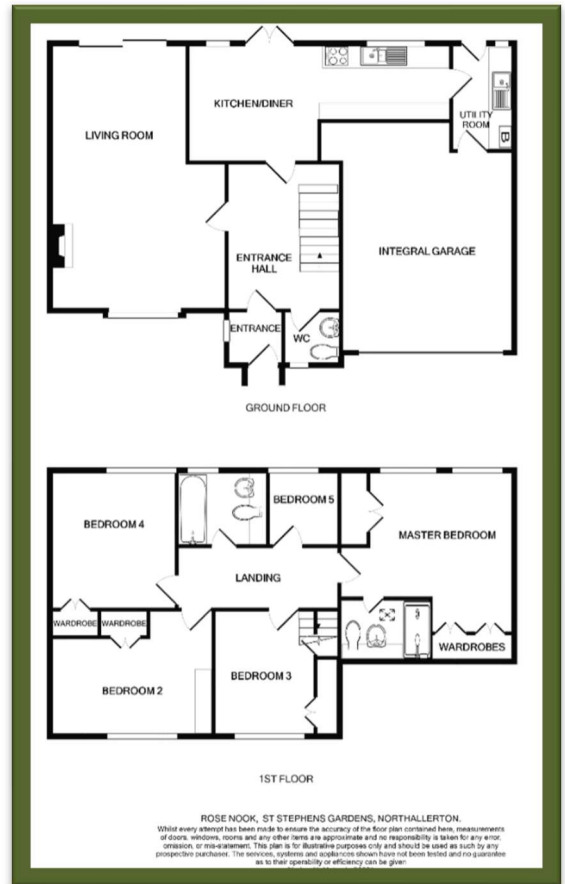
LOCAL DISTRICT COUNCIL

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 F.





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.