

S.4854

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

## **10 QUAKER LANE** **NORTHALLERTON, DL6 1EQ**



**An Immaculately Presented, Completely Refurbished Three Bedroomed Mid Terraced Cottage in Very Convenient Residential Location Presented to a Particularly High Standard**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Newly Fitted Kitchen, Bathroom & Utility
- Completely Refurbished Internally
- New Carpets, Floor Coverings & Decoration
- Fully Furnished

**New Price: Offers in the Region of £159,950**

**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 10 Quaker Lane, Northallerton DL6 1EQ

## SITUATION

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

**10 Quaker Lane** is very conveniently situated on Quaker Lane at the northern end of Northallerton within easy and very convenient walking distance of the Town Centre, Railway Station, County Hall, excellent High Street, Hospital, Leisure Centre and excellent Local Amenities.

The market town of Northallerton enjoys a comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and the property itself is in the catchment area for a number of renowned schools within the town and at Romanby 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 8 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 property is within walking distance of the local main line train station at Northallerton. The line runs 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 Durham Tees Valley (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. Manor.

## 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 with a number of renowned primary schools within the area. Local Primary Schools within the Northallerton catchment area and is within easy travelling distance of Romanby and Brompton Schools. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Hospital** – The Friarage Hospital at Northallerton is locally renowned. There is a Doctors surgery within walking distance.

**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 mid terraced cottage which under the present ownership has been completely refurbished, updated and improved and is offered in showhouse condition with quality fitted kitchen, bathroom and utility room together with new floor coverings and decoration and solid oak doors throughout and is offered with a host of quality fixture, fittings and furnishings which are available with the property. The property has also been completely replumbed and re-wired.

Externally there is a rear yard with an outside shed. There is a gated access to rear flagged area which has post and plank fencing. The rear is owned by the property and enjoys a right of way over the adjacent properties together with the neighbours enjoying a pedestrian right of way over No. 10.

The offering of this property presents a great opportunity to acquire a fully furnished property which has been completely updated, modernised and refurbished to a very high standard and is available for early occupation. Early inspection recommended.

## ACCOMMODATION

In from the front through UPVC sealed unit double glazed front door with upper and lower etched glass lights into:

**Entrance Hall**  
**4.47m x 0.86m (14'8" x 2'10")**

With an oak laminate floor. Inset ceiling light spots. Double radiator. Stairs to first floor. Door through into:

**Sitting Room****3.86m x 4.01m (12'8" x 13'2") max into bay**

With a continuation of the attractive laminate flooring. Inset ceiling light spots. Feature fireplace comprising granite effect light surround mantel shelf and hearth with an inset flame effect electric fire. Wall mounted TV and socket. Three wall light points. Double radiator.

Off the Hallway is access to:

**Kitchen / Diner****3.88m x 3.60m (12'9" x 11'10")**

Fully tiled floor. Inset ceiling light spots. Three wall light points. Wall mounted TV. Double radiator. Newly fitted built in base units with oak work surface with an inset four ring Hotpoint induction hob with brushed and glass oven beneath. Brushed steel extractor hood over hob. Unit inset single drainer, single bowl stainless steel sink unit. Inset Hotpoint slimline dishwasher. Harlequin tiled splashbacks. Internal door to good sized understairs store cupboard with shelving. Door to:

**Rear Entrance / Utility****2.10m x 1.69m (6'11" x 5'7") overall**

With fitted range of base and wall cupboards. Solid oak work surface with space and plumbing beneath for washing machine currently housing a Hotpoint 7kg Aquarius Plus washing machine and space for further appliance presently housing a Hotpoint freezer. Harlequin tiled splashbacks.

From the Hallway are:

**Stairs to First Floor**

With a balustrade leading up to half landing with steps up to Main landing and single step up to:

**Bath / Shower****2.44m x 2.00m (8' x 6'7")**

Enjoying tiled floor, half tiled walls to three sides. Corner fully tiled shower cubicle with a thermostatically controlled mains bar shower with drench shower and shower attachment. Curved sliding doors. White suite comprising panelled bath with mixer tap, duoflush WC and pedestal wash basin with mixer tap. Wall mounted shaver mirror. Inset ceiling light spots, Wall mounted Envirovent extractor.

**Main Landing****3.76m x 1.54m (12'4" x 5'1")**

Radiator. Inset ceiling light spots. Attic access.

**Bedroom No. 1****3.60m x 3.22m (11'10" x 10'7")**

Inset ceiling light spots. Twin spots over bed space. Double radiator. Wall mounted TV, sockets and point with JVC TV in situ. Double divan and two bedside cabinets.

**Bedroom No. 2****3.10m x 3.30m (10'2" x 10'10")**

Inset ceiling light spots. TV point. Double radiator.

**Bedroom No. 3 / Office****2.28m x 1.67m (7'6" x 5'6") plus rear recess 1.10m x 0.61m (3'4" x 2')**

With inset ceiling light spots. Double radiator.

Off the Utility is:

**Downstairs WC****1.93m x 0.63m (6'4" x 2'1")**

Half tiled walls. Suite comprising slimline low level duoflush WC. Pedestal wash basin with mixer tap. Boiler cupboard with Potterton Titanium gas fired combination central heating boiler.

From the Utility is access to :

**OUTSIDE**

Rear yard with an outside shed. There is gated access to a rear flagged area which is bounded by a post and plank fence at the rear. The rear area is owned by the property and has a right of way over it for the neighbouring property and then the property has a right of way going the other way over the neighbouring property.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING** - Strictly by appointment through Northallerton Estate Agency – Tel: 01609 771959.

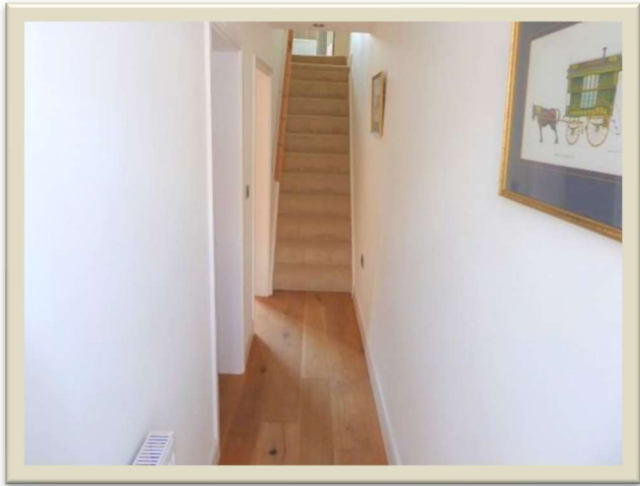
**SERVICES** – Mains water, electricity and Gas. Mains drainage.

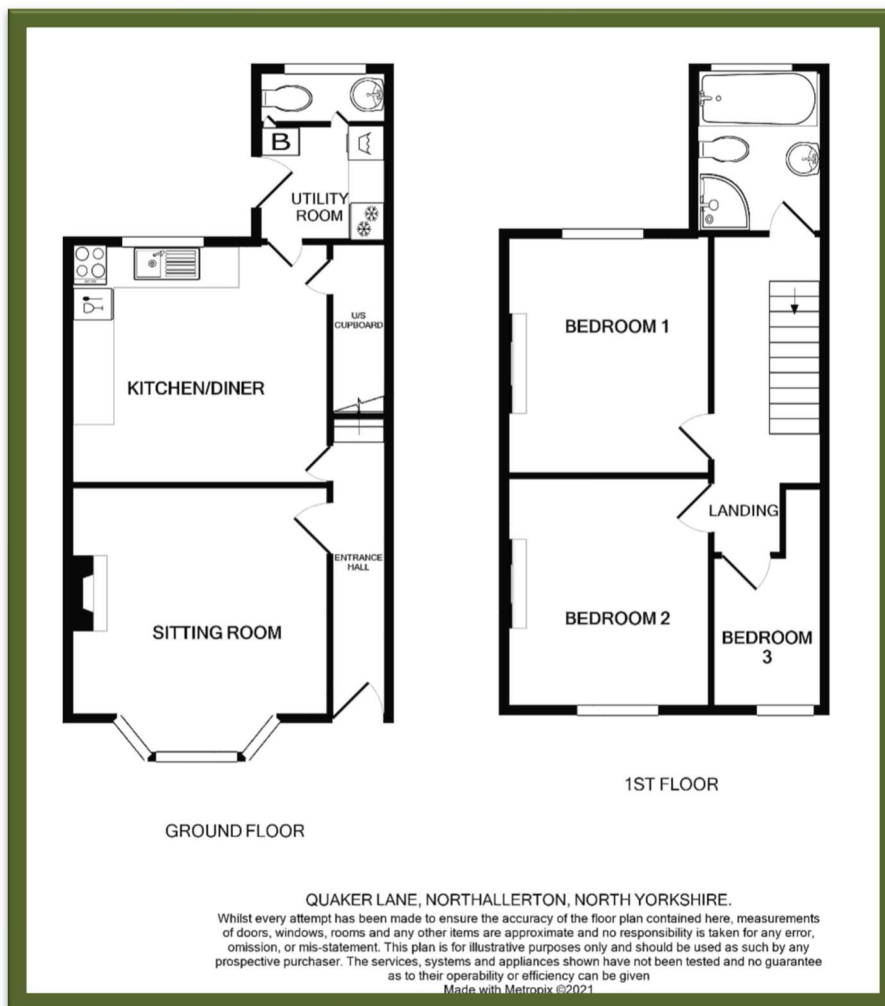
**TENURE** - Freehold with Vacant Possession upon completion.

**METHOD OF SALE** - By Private Treaty.

**LOCAL AUTHORITY** - Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: 01609 779977.

**COUNCIL TAX BAND** – The Council Tax Band is **B**.





**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.