

S.4986



Northallerton
Estate Agency

114 THIRSK ROAD
NORTHALLERTON DL6 1PL



**A Link Detached, Four Bedroomed Substantial Family House
in Much Sought After Convenient Location on a Good Sized
Plot**

Well Laid Out & Spacious Accommodation
UPVC Sealed Unit Double Glazing
Ducted Air Gas Fired Central Heating

Fully Cavity Wall Insulation
Good Sized Gardens on a Corner Plot
Extensive Hardstanding – Attached Garage

Offers in the Region of £330,000
CHAIN FREE – EPC RATING - E

114 Thirsk Road, Northallerton DL6 1PL

SITUATION

A1	7 miles	A19	6 miles
Thirsk	7 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Ripon	17 miles	Yarm	15 miles

The property is nicely situated on a good sized corner plot set back from Thirsk Road in a much sought after and highly desirable residential location which is particularly convenient for access to the A1 and A19 trunk roads and is within walking distance of the Town Centre, all local amenities and services, the Library, County Hall, Railway Station, excellent local Primary Schools and is within walking distance of Broomfield and Sacred Heart Primary Schools and is within the catchment area for a number of renowned Primary Schools. Secondary Schools are to be found at Northallerton, Bedale and Thirsk.

The A1 and A19 trunk roads are located within 7 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 Airport via the Transpennine Line which also calls at Northallerton and Darlington Stations.

Northallerton lies in an area of particularly attractive countryside and the property is within easy walking distance of open countryside and this area is situated within an hour's travelling distance of the Yorkshire Dales and North York Moors National Park where much renowned walking, riding and leisure activities are to be found. Additionally, the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

DESCRIPTION

The property comprises a brick built with a clay pantile roof 4-bedroomed link detached dormer bungalow style, family house situated on a generous, corner plot enjoying the benefit of UPVC sealed unit double glazing and ducted air gas fired central heating. It has an attached garage and has scope for updating, modernisation and extension subject to requirements and any necessary planning permissions. The exterior is completed with UPVC soffits, gutters and downpipes.

At the front the property is accessed onto tarmacadam driveway which offers hardstanding for several vehicles and also gives access to the attached garage. To the east of the drive there is an area of lawn and conifer hedging, pruned to a manageable level. To the front on the west of the driveway there is a good area of lawned garden and an open plan arrangement with a central shrubbery and a flagged pathway across the front of the property. On the eastern side there is a gated access through trellised fencing into a good area of flagged storage/potential private seating area with adjacent greenhouse. There is an Indian stone flagged pathway coming from the access gate leading into the rear garden and providing a good area of Indian stone flagged patio with step up to a higher raised patio to the rear of the utility room and a covered flagged area looking out onto the rear garden which has twin doors out from the living room.

ACCOMMODATION

In under covered entrance with a flagged floor and plastic panelled ceiling and wall light point. In through UPVC sealed unit double glazed front door with etched glass panels and etched glass light to side gives access into:

Entrance Hall

5.10m x 1.95m (16'9" x 6'5")

Stairs to first floor. Door to understairs store cupboard. Useful built in cloaks cupboard with hanging rail and shelved storage above.

Downstairs Shower Room

2.44m x 1.13m (8' x 3'9")

Enjoying the benefit of a fully tiled shower cubicle with a Mira Sport electric shower. Wall mounted wash basin with tiled splashback. Concealed cistern WC with cupboard to side. Wall mounted heated towel rail. UPVC panelled ceiling with inset spots. Wall mounted extractor and an upper eye level etched glass window providing for a nice degree of natural light.

Lounge/Diner

7.57m x 3.66m (24'10" x 12") (sitting area) and narrowing to 2.59m (8'6") (dining area)

Sitting area enjoys the benefit of feature fireplace comprising carved and painted surround with cut marble backplate and hearth and an inset living flame gas fire. Coved ceiling. Ceiling light point. TV point.

In Dining area is hatched through from kitchen. Ceiling light point. Coved ceiling. Full height twin French doors out to rear patio and gardens and giving direct access into the covered porch.

Rear Sun Terrace

4.32m x 2.44m (14'2" x 8")

Thermalactic ceiling. Wooden framed. Flagged floor with French doors out from the dining area.

Kitchen

3.15m x 2.44m (10'4" x 8') plus rear recess 1.29m x 0.76m (4'3" x 2'6")

Giving access to pantry which is shelved and has ceiling light point. Rear door through to Utility. The kitchen enjoys the benefit of attractive oak fronted base and wall cupboards. Composite work surfaces with inset double drainer, single bowl stainless steel sink. Fitted Hotpoint double oven and grill topped with halogen four ring hob, adjacent to which is space for appliances. Built in fridge with freezer box and unit matched door to front. Fully tiled walls. Leaded glass fronted unit matched display cabinet. Ceiling light point. Nice views out onto rear garden. Door through to:

Utility Room**2.81m x 2.13m (9'3" x 7')**

With a fitted base unit having single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Part shelving to walls. Space for additional appliances. Main multi point DF hot water boiler. UPVC sealed unit double glazed stable door out to rear patio and gardens. Ceiling light point.

Downstairs Bedroom No. 2**5.15m x 2.20m (16'11" x 7'3") max including entrance recess**

Two ceiling light points. Wall mounted night storage heater. Built in wardrobe with louvre doors to front, internal shelving and rail. Full height UPVC sealed unit double glazed French doors out to patio and gardens.

Bedroom No. 3**2.76m x 3.27m (9'1" x 10'9")**

Coved ceiling. Centre ceiling rose and light point. TV point.

From the Entrance Hall

Stairs to First Floor with stained and polished balustrade and runners leading up to:

First Floor Landing**3.47m x 0.89m (11'5" x 2'11") max**

With attic access. Ceiling light point. Inset Johnson and Starley Economare 50 ducted air gas fired boiler.

Bedroom No. 1**5.74m x 3.66m (18'10" x 12') narrowing to 2.59m (8'6") to one end.**

Two ceiling light points. Built in two over three chest of drawers. Wall mounted shaver light, socket and dressing mirror. Duct for the heating. Access to undereaves.

Bedroom No. 4**3.27m x 2.54m (10'9" x 8'4")**

Ceiling light point. Duct for the heating.

Family Bath & Shower Room**2.76m x 2.44m (9'1" x 8')**

Fully tiled walls. Profile UPVC ceiling with inset spot lights. Extractor. Suite comprising fully tiled shower cubicle with a Mira 415 mains shower and concertina shower screen. Jacuzzi bath. Concealed cistern WC. Unit inset wash basin with cupboard storage beneath and to side. Shaver, mirror, light and socket over. Wall mounted shelved store cupboards. Upper level opaque glazed lights providing for a high degree of natural light.

Attached Garage

Up and over roller door to front. Double glazed pedestrian door to rear with etched glass double glazed window to side. Internally there is light, power and water. It has a mono pitched roof and concrete floor.

Gardens

As previously detailed.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents, Northallerton Estate Agency – Tel. No. 01609 771959.

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

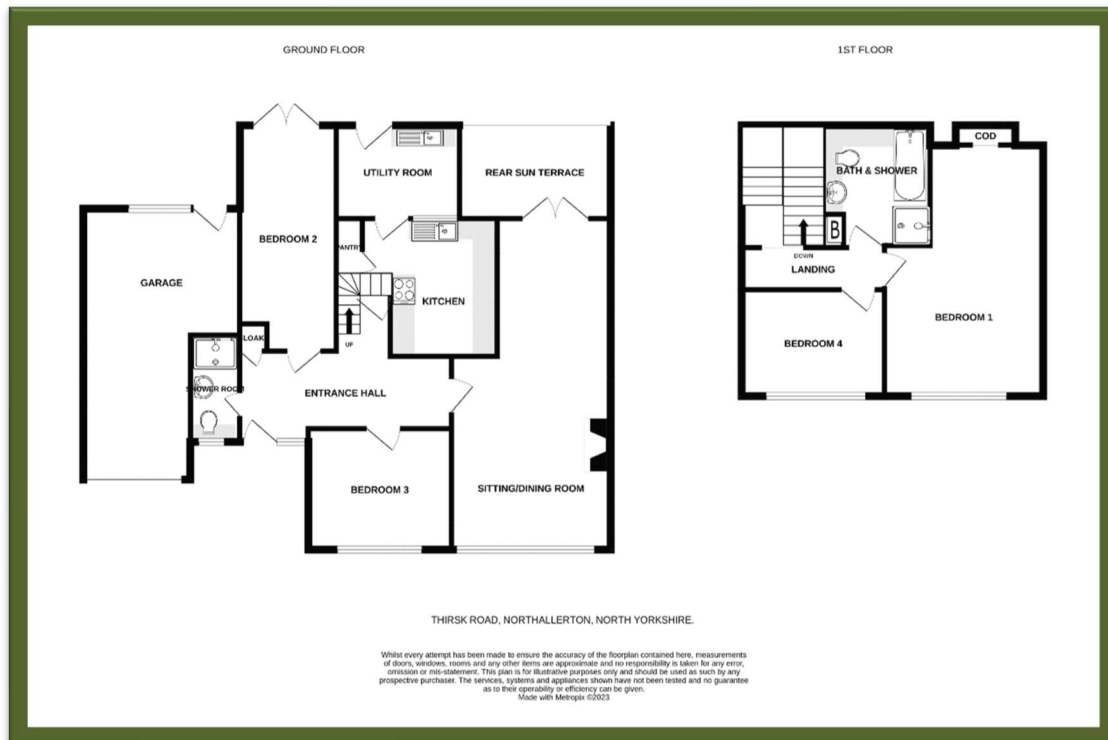
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

COUNCIL TAX BAND

Council Tax Band is Band D.

EPC RATING – E.





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.