

S.3754

Northallerton
Estate
Agency 

**28 FOREST ROAD,
NORTHALLERTON DL6 1JZ**



AN ATTRACTIVELY PRESENTED, 2-BEDROOMED MID TERRACED FAMILY HOUSE IN CONVENIENT RESIDENTIAL LOCATION CLOSE TO NORTHALLERTON TOWN CENTRE AND LOCAL AMENITIES.

- Fully Double Glazed
- Gas Fired Central Heating
- Attractive Fully Fitted Kitchen/Diner & Utility
- Nice Sized Plot
- Low Maintenance Gardens to Front & Rear
- Scope for Updating & Modernisation

REDUCED TO: Offers in the Region of: £120,000

28 FOREST ROAD, NORTHALLERTON, DL6 1JZ

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles		

(All distances are approximate)

Forest Road is conveniently situated between Valley Road and Turker Lane and offers easy access to the Town Centre and Stokesley Road. It is in a convenient residential area of Northallerton, the popular and much sought after market town being the County town of North Yorkshire.

The property is attractively set on a good sized plot in a location which is in an easy and convenient walking distance of the Town Centre, Allertonshire School and the well equipped local Leisure Centre.

The Town of Northallerton boasts a comprehensive range of Educational, Recreational and Medical facilities together with good market town shopping and excellent access via the main arterial road networks of the A.1 and A.19 plus the main line train station at Northallerton and local International Airport at Durham Tees Valley (20 minutes).

AMENITIES

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

Golf - Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train stations at Northallerton, Thirsk and Darlington and the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (20 minutes), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, rugby club and golf can be enjoyed at three courses within 8 miles of the property.

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 offer further opportunities of varied and interesting leisure activities.

DESCRIPTION

The property comprises a 2-bedroomed brick built with clay pantile roof, mid terraced house enjoying the benefit of full sealed unit double-glazing and gas fired central heating. Internally, the property enjoys well laid out, spacious, nicely appointed 2-bedroomed accommodation with a particular feature being the good sized and attractive fully fitted kitchen / diner and utility room plus good sized living room. On the first floor are two good-sized bedrooms and fitted bathroom. Externally the property enjoys to the front lawned garden with central shrubbery and shrubbed borders behind low level ornamental wall together with concrete pathway to front door and at the side access which gives good additional access to the rear. To the rear the property enjoys brick set patio opening out onto rear garden which comprise an attractive laid flag seating area with raised shrubbery to side. There is space and base for shed and greenhouse and useful cold frame to rear. There is an outside tap.

The property is offered chain free and available for early completion and represents an opportunity for a Purchaser looking for a good sized 2-bedroomed property in a very convenient location and early inspection is recommended.

ACCOMMODATION

In through double glazed front door with opaque glazed panels and opaque glazed light to side into:

Entrance Hall

4' 4" x 4' 6" (1.32m x 1.37m) with stairs to first floor, ceiling light point and radiator. Fitted stairlift which could be available by separate negotiation. Etched glass multi panelled door into:

Sitting Room

13' 0" x 12' 11" (3.96m x 3.94m) with a feature fireplace comprising carved oak surround and mantle shelf. Cut marble back plate and hearth. Inset Living Flame gas fire. Chimney breast, alcove built in TV stand, video stand and storage/display unit. Coved cornice ceiling, ceiling light point, radiator, television point, telephone point. Internal etched glass panelled door into open plan Kitchen/Diner and Utility, and comprising as follows:-

Dining Area

16' 3" x 9' 0" (4.96m x 2.74m) with good range of wall mounted base and wall cupboards to side. Work surfaces with space beneath for cupboards or appliances. Ceiling light point, double radiator, expelair extractor fan.

Folding door to understairs storage cupboard

7' 5" x 2' 11" (2.26m x 0.89m) with shelving and cloaks hanging.

Built in cloaks cupboard with cloaks hanging and shelving. Twin archways leading to:

Kitchen and Utility

12' 11" x 7' 10" (3.94m x 2.38m) overall. Kitchen area has a good range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Point for gas cooker. Tiled splashbacks. View onto rear gardens.

In the Utility area there is space and plumbing for auto wash. Space for upright fridge freezer. Door to rear entrance giving access to outside and also via a folding door to:

Downstairs WC

2' 8" x 7' 0" (0.81m x 2.13m) max into rear shelving with half tiled walls. WC and corner mounted wash basin. Double radiator and ceiling light point.

Landing

6' 7" x 4' 9" (2.01m x 1.44m) with attic access and ceiling light point. Airing cupboard housing Worcester combination gas fired central heating boiler with shelved storage to front.

Bedroom 1

11' 5" X 14' 10" (3.48m x 4.51m) with ceiling light point, radiator, built in wardrobe with cloak hooks and shelved storage over.

Bedroom 2

10' 7" x 11' 4" (3.23m x 3.45m) with ceiling light point, radiator.

Bathroom

5' 7" x 6' 7" (1.70m x 2.01m) with suite comprising cast panelled bath with Red Ring Super Seven shower over. Wall mounted wash basin. Slimline system WC. Ceiling light point. Wall mounted electric heater.

OUTSIDE

To the rear there is a brick set patio opening out onto rear garden which has an attractive laid flag seating area with raised shrubbery to side. Space and base for shed. Space and base for greenhouse. Coal frame to rear. Outside tap. Side access is gated.

Stairs to first floor have mahogany balustrade and stair lift in situ.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Drainage, Electricity and Gas.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is B. The charge for the current year is £1135.44 which equates approximately to £114.00 per month.



COMMITMENT

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- 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.
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- 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.
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N252 Printed by Ravensworth 01670 71330