



S.4112

**Northallerton**  
Estate Agency

**104 BULLAMOOR ROAD**  
**NORTHALLERTON**



**An Immaculately Presented 3-Bedroomed Semi-Detached House in Convenient,  
Quiet Location Within Walking Distance of the Town Centre and Excellent  
Local Amenities**

Quality UPVC Sealed Unit Double Glazing  
UPVC Soffits and Gutters  
Gas Fired Central Heating  
Newly Fitted Attractive Dining Kitchen

- South Facing Rear Garden
- Immaculately Presented Throughout
- Set Back from Small Green to the Front
- Within Walking Distance of the Town

**Offers in the Region of £165,000**  
**Chain Free & Available for Early Completion**

# 104 Bullamoor Road, Northallerton

## SITUATION

Town Centre	½ mile	A1	6 miles
Teesside	18 miles	Bedale	7 miles
A19	9 miles		

(All distances are approximate)

**104 Bullamoor Road** is nicely set back from Bullamoor Road by an area of green. It is conveniently situated within walking distance of the Town Centre.

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 A1 and A19 trunk roads both of which are located within 8 miles travelling distance of the property. These offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK,

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. In addition providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport 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.

## 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 National Park and close to local rivers and ponds.

Additionally the property is within an hour's-travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

Rugby Club, Northallerton Football Club and a number of gyms within the town.

**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.

**Walking and 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 can be enjoyed at the local Northallerton

## DESCRIPTION

104 Bullamoor Road comprises an immaculately presented, well laid out and spacious 3-bedroomed semi-detached house situated on slightly elevated location behind green area. To the front there are two areas of lawn with a central pathway leading to the newly installed UPVC sealed unit double glazed front door with glass panels to side. Immediately to the front of the property are two areas of chippings ideal for pots and sitting.

## ACCOMMODATION

### Entrance Hall

**2.59m x 1.75m (8'6" x 5'9")**

Double glazed windows to side. Exposed brick wall. Double Radiator. Telephone point. Stairs to First Floor. Ceiling light point.

### Living Room

**5.36m x 3.51m (17'7" x 11'6")**

Newly fitted carpets and newly decorated. Two ceiling light points. Two radiators. UPVC sealed unit double glazed sliding patio doors out to rear garden. Double glazed window to the front. TV and telephone points. BT Openreach point.

### Fitted Dining/Kitchen

**5.36m x 2.69m (17'7" x 8'10")**

Nicely delineated into dining and kitchen areas with the dining area having centre ceiling light point and double radiator. Kitchen has a quality range of cream coloured base and wall cupboards with brushed steel door furniture, wood effect work surfaces with inset Beaumatic four ring electric hob with oven beneath. Built in unit matched fridge. Brushed steel splashback and extractor over. Centre ceiling light point. Work surface inset stainless steel sink unit with mixer tap. Useful understairs storage cupboard with light point suitable for additional appliance. Built in pantry with shelved storage and ceiling light point and power points. Door to:

**Rear Hall****1.80m x 1.50m (5'11" x 4'11")**

Ceiling light point. Built in base units with space and plumbing beneath for washer. Plinth suitable for dryer. UPVC sealed unit double glazed door out to rear.

**Downstairs WC**

Double glazed window to side. Duoflush WC. Wash hand basin with tiled splashback. Radiator.

**Stairs to First Floor** with mahogany balustrade leading up to:

**First Floor Landing****2.66m x 0.96m (8'9" x 3'2")**

Overstairs and landing light point. Cupboard with shelved storage.

**Separate Boiler Cupboard**

Housing an Isar HE24 gas fired combination condensing central heating boiler.

**Bedroom No. 1****3.53m x 3.15m (11'7" x 10'4")**

Double glazed window to front. Double radiator. Built in cupboard. Views over front elevation. Attic access.

**Bedroom No. 2****3.58m x 2.74m (11'9" x 9')**

Double glazed window to front. Radiator. Built in cupboard. Views over front elevation.

**Bedroom No. 3**

Double glazed window to rear. Double radiator. Built in cupboard.

**Bathroom**

Double glazed window to rear. New white suite comprising panelled bath with shower panels and fitted shower screen. Mixer tap over bath. Bristan mains bar shower over bath. Matching pedestal wash basin with mixer tap and duoflush WC. Tiled walls. Inset ceiling extractor. Centre light point. Radiator.

**OUTSIDE****Gardens**

Having two lawns with borders containing several shrubs.

The rear garden is south facing with a flagged patio and an area of chippings. There is an outside light and tap. Gated access at the rear. Post and plank fencing.

**Outside Store Room / Workshop****1.77m x 1.85m (5'10" x 6'1")**

Light point. Concrete floor.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

Through Northallerton Estate Agency – 01609 771959

**COUNCIL TAX**

The tenant will be responsible for paying the Council Tax on the property. The Council Tax Band is B.

**SERVICES**

Mains water, electricity and gas and drainage.





#### 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.

N252 Printed by Ravensworth 01670 71330