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Northallerton Estate Agency

**26 NORMANBY ROAD
NORTHALLERTON, NORTH YORKSHIRE DL7 8RW**



**An Attractively Presented, Extended Four Bedroomed Semi Detached Family House
in Good Residential Location within Easy Reach of Local Schools, County Hall,
Railway Station & Comprehensive Local Amenities**

Gas Fired Central Heating
UPVC Sealed Unit Double Glazing
Four Bedrooms, Master with En Suite

Integral Garage
Sought After Residential Location
Attractive Rear Gardens – Hardstanding to Front

New Price: £259,950

26 Normanby Road, Northallerton, North Yorkshire DL7 8RW

SITUATION

| | | | |
|------------|----------|-----------|----------|
| A.1 | 7 miles | Bedale | 7 miles |
| York | 30 miles | Ripon | 16 miles |
| Darlington | 15 miles | A.19 | 6 miles |
| Thirsk | 7 miles | Teesside | 16 miles |
| Richmond | 14 miles | Catterick | 14 miles |

Normanby Road is a quiet and very conveniently situated desirable residential area of the favoured south side of Northallerton. The property is conveniently situated within walking distance of Northallerton Town centre, the Railway Station, County Hall, excellent local amenities, attractive open countryside and the local primary schools at Broomfield and Sacred Heart.

The easily accessible town centre of Northallerton enjoys a comprehensive range of local amenities, services, additional primary schools and secondary school together with shopping and twice weekly markets. 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 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

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

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

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Schools – Northallerton enjoys a number of Primary schools within the town and the adjacent villages and the property is within walking distance of Broomfield and Sacred Heart Primary school. Local comprehensive schools are to be found at Northallerton, Thirsk and Bedale whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

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 there are a number of gyms within the town.

DESCRIPTION

26 Normanby Road comprises an extended brick built with clay pantile roof four bedroomed, well laid out and spacious semi-detached family house situated in this sought after and highly desirable residential area

To the front the property enjoys block paved hardstanding for three vehicles with a decorative corner rockery, whilst to the rear the property enjoys Indian stone flagged patio area opening out onto raised decking and a nice area of lawn with shrub borders. There is post and plan fencing to three sides and is backed by shrubbery and hedging. There is space and base for shed and a raised rockery with established shrubs and trees.

Internally the property enjoys the benefit of UPVC sealed unit double glazed and gas fired centrally heated. It has well-presented and spacious four bedroomed family accommodation with quality fitted kitchen enjoying separate utility room and downstairs cloakroom together with quality double glazed conservatory and separate sitting and dining rooms. On the first floor there are three double and one single bedrooms with the Master enjoying en suite facilities and dressing area and a family bathroom completes the first floor accommodation.

The offering of **26 Normanby Road** represents an all too rare opportunity to acquire a four bedroomed family house in a good and convenient residential location within walking distance of all local amenities and schooling and early inspection is particularly recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched and leaded glass panel into:

Entrance Hall

3.01m x 1.54m (9'11" x 5'1")

Inset matwell. Useful built in shelved storage cupboard. Wood laminate flooring. Stairs to first floor. Radiator. Light point. Telephone point. Door to:

Sitting Room

4.06m x 4.27m (13'4" x 14')

With coved ceiling, centre light point and double radiator. Chimney breast oak mantle shelf. Inset Elgin log and coal effect electric fire with remote control. Dado rail. TV point. Sky points. Multi paned French doors through to:

Dining Room

2.86m x 2.54m (9'5" x 8'4")

With a laid wood laminate. Coved ceiling and light point. Radiator. French doors through to Conservatory. Archway through to Kitchen.

Sun Room

3.01m x 3.01m (9'11" x 9'11")

With lightweight tiled roof. Wood laminate floor with underfloor heating. Inset spotlights. TV and telephone points. Glazed to two sides with French doors out to rear patio and gardens.

Kitchen

2.64m x 2.54m (8'8" x 8'4")

With a modern range of cashmere gloss slab fronted base and wall cupboards with wood effect square edged work tops with 1 ½ bowl grey composite sink unit with mixer tap. Space and point for electric cooker. Built in unit matched front dishwasher. Wall mounted Veissman Vitadens 100W condensing central heating boiler. Light point. Brushed steel splashback to rear of cooker. Unit matched glass shelved display cabinet. Door through to:

Utility Room

3.98m x 2.00m (13'1" x 6'7") max

With fitted base and wall units having space and plumbing for washer, space for dryer with light oak fronted eye level cupboards. Space for larder fridge. Space for wine racks. Rear UPVC sealed unit double glazed upper etched glass panelled door with clear panelled light to side giving access out to the rear garden. Concertina doors to:

Downstairs WC

Duoflush WC. Wash basin with mixer tap. Extractor. Light.

From the Utility is door to:

Garage

3.95m x 2.10m (16'3" x 6'11")

Light and power. Up and over door to front.

From the Hallway:

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

2.46m x 2.03m (8'1" x 6'8") plus recess

Light point. Attic access. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Master Bedroom

6.04m x 2.05m (19'10" x 6'9")

Nicely delineated into bedroom and dressing area. Inset ceiling light spots. Double radiator. Dressing area with excellent range of wardrobing with storage and drawers. Matching dressing table with central drawers. Mirror

En Suite Shower Room

1.32m x 2.03m (4'4" x 6'8")

Fully tiled walls and floor with underfloor heating. Corner shower cubicle with power 201 shower. Curved doors. Duoflush WC. Unit inset wash basin with cupboard storage beneath. Inset mirror. Opaque glazed window to two sides. Inset ceiling light spots. Extractor.

Bedroom No. 4

2.05m x 2.44m (6'9" x 8')

Radiator. Overstairs storage. Ceiling light point. Telephone point.

Bedroom No. 2

3.68m x 3.10m (12'1" x 10'2")

With ceiling light point. Double radiator.

Bedroom No. 3

3.07m x 3.01m (10'1" x 9'11") into wall length fitted wardrobes

Single radiator. TV point. Views to rear. Radiator.

Family Bathroom

1.67m x 2.03m (5'6" x 6'8")

Wood laminate floor. Fully tiled walls with inset picture tiles. White suite comprising panelled bath with mixer tap and shower attachment. Wash basin. Duoflush WC. Light point. Radiator.

OUTSIDE

To the front is a brick set driveway offering parking for two vehicles. To the rear is a beautifully landscaped south facing garden with tiered Indian stone seating areas. There is a raised composite decked area with pergola and the rest of the garden is laid to lawn.

GENERAL REMARKS & STIPULATIONS

VIEWING:

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

TENURE:

Freehold with Vacant Possession upon Completion.

SERVICES:

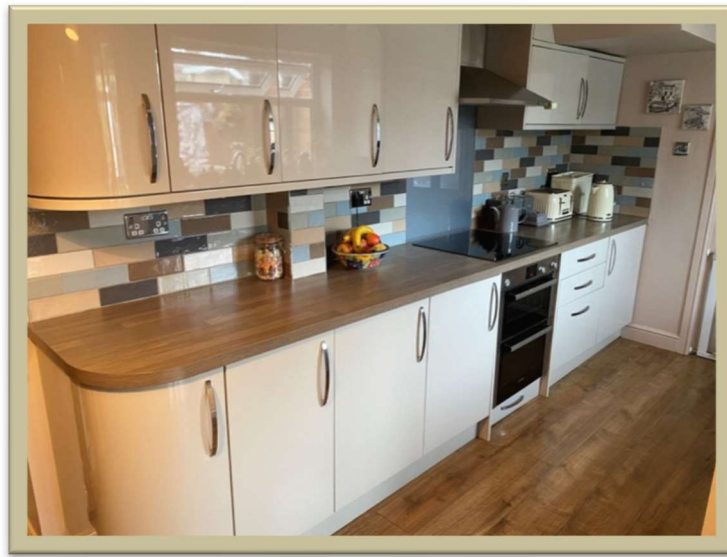
Mains Water, Electricity, Gas & Drainage.

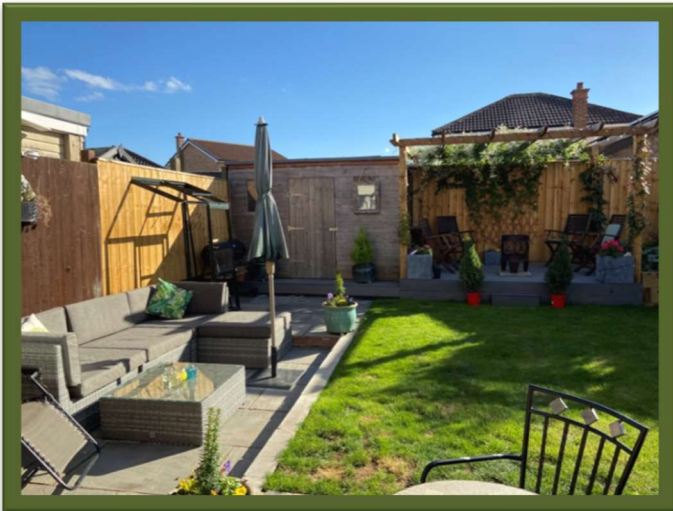
LOCAL AUTHORITY:

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 **C**. Please check with Hambleton District Council for the current annual charge.





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.

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