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Northallerton  
Estate Agency

**CHURCH VIEW**  
**YAFFORTH, NORTHALLERTON DL7 0LR**



**A Substantial Four Bedroomed, Well Laid Out & Spacious,  
Attractively Positioned, Generously Proportioned Village  
Residence Set in Generous Grounds & Gardens in Yorkshire  
Hamlet, Close to Attractive Open Countryside & With  
Tremendous Scope for Updating & Modernisation & Further  
Extension Subject to Planning Permissions**

**Offers in the Region of £265,000**

**Offered Chain Free & Available for Early Completion**

# Church View, Yafforth, Northallerton DL7 0LR

## SITUATION

Northallerton	1 miles	Teesside	22 miles
Bedale	7 miles	A.19	8 miles
A.1	7 miles	Thirsk	9 miles
Darlington	16 miles	Ripon	16 miles
Richmond	13 miles		

(All Distances are Approximate)

**Church View, Yafforth** is situated in the centre of the hamlet of Yafforth, an attractive North Yorkshire village and the property is nicely set back from the road through which connects Northallerton, Bedale and Richmond. The property occupies a substantial plot in the village which is very conveniently positioned just over a mile from Northallerton with good access to Richmond and Bedale, all of which are thriving market towns, offering a full and comprehensive range of educational, recreational and medical facilities and services together with varied market town shopping.

The area enjoys excellent commuting via the A.1 and A.19 trunk roads which are within easy travelling distance offering access to the main arterial road networks of the UK and all the local and national centres of commerce including Teesside, Middlesbrough, Darlington, York and Leeds.

There are international airports at Teesside, Newcastle and Leeds/Bradford. There are East Coast main line train stations at Northallerton and Thirsk linking London to Edinburgh with a journey time to London of some 2 ½ hours. Additionally, the stations are on the Transpennine line providing access to York, Leeds, Manchester, Manchester Airport and Liverpool.

## AMENITIES

**Hospital** – the Friarage Hospital is located approximately four miles away at Northallerton.

**Schools** - the area is well served by good state and independent Schools. There are local Primary Schools to be found at Northallerton, Romanby and Kirkby Fleetham. Local Comprehensive Schools can be found at Northallerton, Thirsk and Richmond. Independent Schools can be found at Yarm, Teesside, Polam Hall, Darlington,

**Shooting & Fishing** – The property is attractively situated 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.

**Golf** - Northallerton, Thirsk, Bedale, Darlington, Richmond and Catterick.

**Walking, Riding & Cycling** - This area of North Yorkshire lies between the North Yorkshire Dales & 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 Redcar, Saltburn, Scarborough and Whitby which offer further leisure activities.

## DESCRIPTION

The property comprises a brick built under pantile roof; four bedroomed substantial semi detached family house. Attractive stone reliefs under the front bay windows, stone built porch and double glazed conservatory add to the aesthetically pleasing look to the property. The property enjoys the benefit of good sized landscaped gardens and grounds to the front which are accessed off substantial stone patios, nicely arranged to the front and side of the property and the gardens which provide a particularly nice focal point from the house enjoy numerous beds, lawns, pathways through together with patios. There are two sheds.

Internally the property enjoys UPVC sealed unit double glazing and oil fired central heating. It has particularly spacious and generously proportioned accommodation throughout with the ground floor enjoying entrance porches to front and rear, large fitted dining kitchen, adjacent sun lounge, two substantial reception rooms, one with a bar and the other with an office off to the rear. On the first floor there are four good sized bedrooms, three of which are generous doubles and are serviced by a newly fitted bathroom with mains drench shower over bath.

At the rear there is parking for three vehicles plus an area of lawn which is outside the wall which forms part of the boundary. Purchasers attention to this as it has been used without objection for a number of years but does not form part of the title.

Plinth for oil tank.

The property is in need of and has scope for full updating, modernisation and extension subject to purchasers requirements and any necessary planning permissions but is available ready to personalise to purchasers requirements.

Early inspection is recommended to appreciate the property, its position and potential.

## ACCOMMODATION

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

### Entrance Vestibule

**1.47m x 1.32m (4'10" x 4'4")**

Wall light point. Picture window to side. In through multi paned hardwood door with opaque glazed panel into:

### Living Room

**5.79m x 3.55m (19' x 11'8") max understairs store area.**

Beamed ceiling. Ceiling light point. Double radiator. TV point. Chimney breast. Built in bar with hardwood top and shelving. Archway through to:

### Sitting Room

**3.68m x 5.79m (12'1" x 19')**

Stairs to first floor. Chimney breast. Internal electric fire, stone hearth, marble backplate with stone lintel over. Beamed ceiling. Picture light. Centre ceiling light point. BT Openreach. TV and satellite points. Off the sitting room is:

### Office

**2.10m x 1.90m (6'11" x 6'3")**

With internal shelving. Radiator. Window. Ceiling light point.

Off the Living Room is door through into:

**Dining Kitchen****5.71m x 3.66m (18'9" x 12')**

With a tiled floor. Extensive range of cream coloured base and wall cupboards, wood effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with mixer tap. Space and plumbing for washing machine, space for dryer, space and point for electric cooker. Tiled splashbacks. Unit matched shelved display cabinets. Further unit matched glass fronted display cabinet. Built in wine rack. Space for fridge freezer. Ceiling light. Brushed steel extractor over the cooker space. Envirovent Cyclone extractor. Upper etched glass panel double glazed door out to:

**Sun Room****3.35m x 2.94m (11' x 9'8")**

Tiled floor. Hardwood stable door with upper glazed panel leading to the rear, whilst to the front it has UPVC sealed unit double glazed sliding doors out to upper flagged patio which runs along the front of the property and then steps down to the main garden. Light point and power points. Great views onto the garden.

Through stable door:

**Boiler Room****2.23m x 1.42m (7'4" x 4'8")**

Floor mounted Trianco oil fired central heating boiler. Shelved storage. Ceiling light point. Concrete floor.

From the Living Room are stairs to first floor with open mahogany open treads with balustrade leading up to:

**First Floor Landing****6.01m x 1.98m (19'9" x 6'6") overall**

With a landing mounted double wardrobe with sliding doors to front and shelved and hanging storage. Coved ceiling and ceiling light points. Radiator.

**Bedroom No. 4****2.59m x 1.95m (8'6" x 6'5")**

With ceiling light point.

**Bedroom No. 1****3.76m x 3.66m (12'4" x 12')**

With a built in base unit having cupboard storage with an inset wash basin. Tiled splashback. Shaver mirror, light and socket. Glass shelf. Adjacent former chimney breast which has been shelved. Double radiator. Coved ceiling., Ceiling light point. Satellite and TV points.

**Bedroom No. 3****3.66m x 3.47m (12' x 11'5")**

Exposed wood floor. Range of fitted furniture comprising louvre door fronted, two double wardrobes, cupboard storage over, central dressing table with dressing table area. Cupboard storage to either side and a wall mounted mirror. Panelled ceiling. Ceiling light point. Double radiator.

**Bedroom No. 2****3.66m x 3.73m (12' x 12'3")**

Views onto garden. Stained and polished floor. Range of bedroom furniture comprising two double wardrobes with a combination of hanging and shelving. Under window dressing table with 2 x 4 drawer chest to either side. Views onto the garden. Mini coved ceiling. Ceiling light point. Double radiator.

**Bathroom****2.71m x 1.85m (8'11" x 6'1")**

With a newly fitted white suite comprising panelled bath with shower panelled walls around, quality mixer tap. Wall mounted Aqualiser thermostatically controlled mains bar shower with drench and separate shower attachment. Matching slimline duoflush WC. Pedestal wash basin with mixer tap. Half tiled walls to remainder of bathroom. Wall mounted mirror. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Envirovent Cyclone extractor.

**Outside WC****0.91m x 1.62m (3' x 5'4")**

With a high level cistern. Outside tap.

**Greenhouse****2.49m x 2.49m (8'2" x 8'2")**

Fully intact with flagged floor and fully glazed.

**Wooden Shed****2.94m x 1.67m (9'8" x 5'6")****Wooden Shed****2.10m x 1.42m (6'11" x 4'8")**

On a brick plinth.

**GENERAL REMARKS & STIPULATIONS**

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

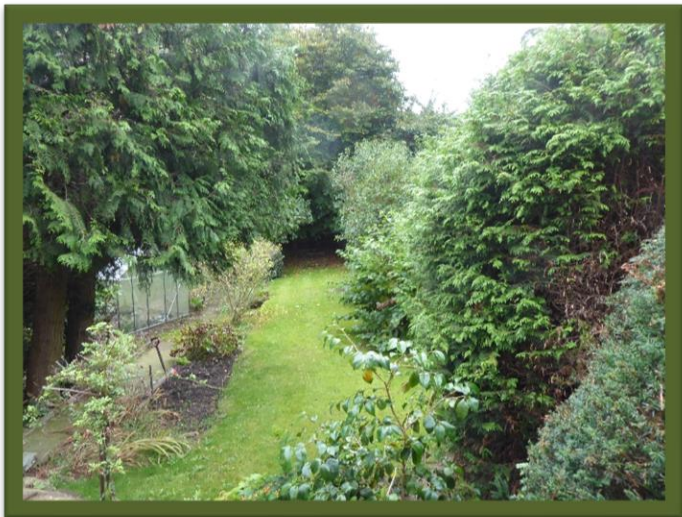
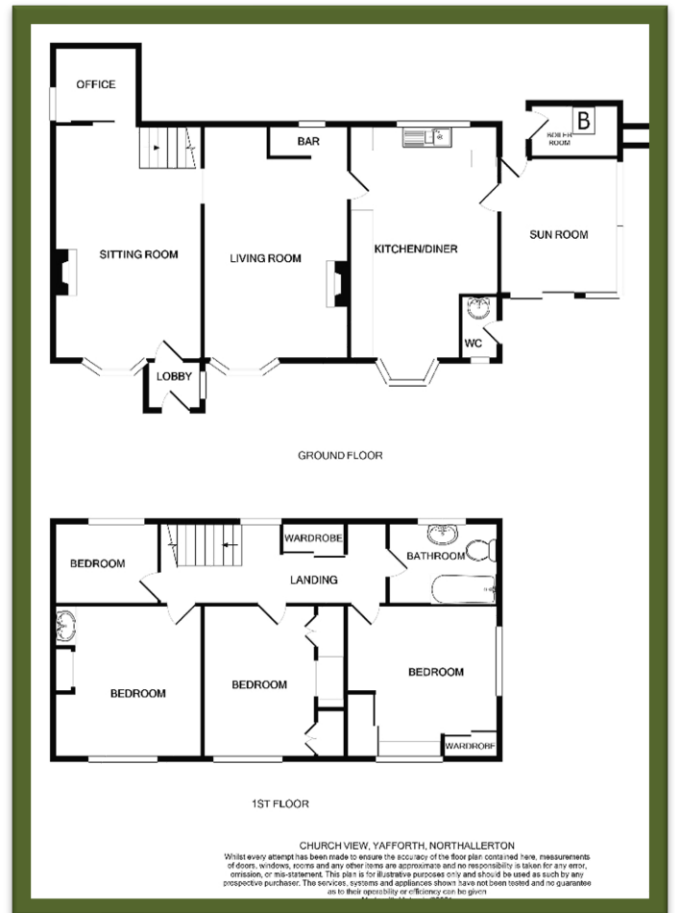
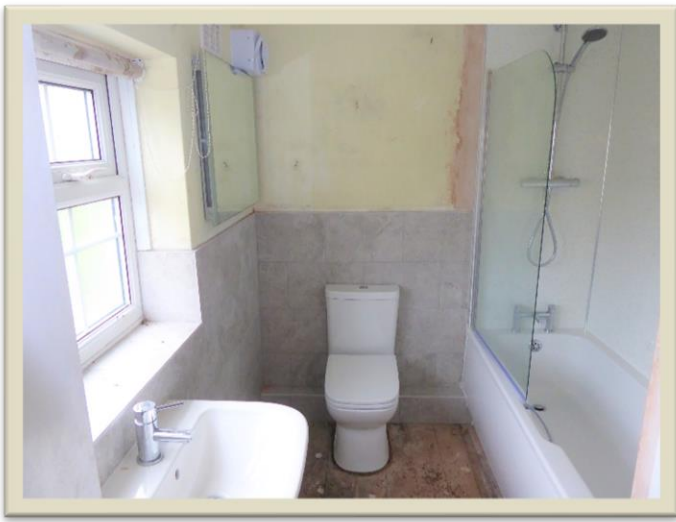
**SERVICE** - Mains water, drainage and electricity. Oil fired central heating.

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

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

**COUNCIL TAX BAND** -The Council tax band for the property is **D**.





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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.
- 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.

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