

S.4848



Northallerton
Estate Agency

22 THIRSK ROAD
NORTHALLERTON, DL6 1PF



A Very Conveniently Positioned, Well Laid out and Spacious Immaculately Appointed, Traditional Semi Detached Town House in Sought After Residential Location Within Walking Distance of The Town Centre, Railway Station & Excellent Local Amenities

**UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Driveway with Parking**

**Newly Fitted Kitchen & Bathroom
Fully Refurbished Internally
Walking Distance of Local Amenities**

New Price: Offers in the Region of £295,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

22 Thirsk Road, Northallerton DL6 1PF

SITUATION

A.1	7 miles York	30 miles
Darlington	15 miles A.19	7 miles
Thirsk	7 miles Teesside	16 miles
Richmond	15 miles Catterick	10 miles
Yarm	17 miles Bedale	7 miles

22 Thirsk Road represents a very conveniently situated, traditional three bedroomed semi detached town house residence in a much sought after and highly desirable residential area just outside the centre and within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and excellent local amenities together with attractive countryside. The property is within the catchment area of a number of good local Primary Schools together with the local Secondary School and 6th Form College.

The property is within very easy walking distance of the Town centre which enjoys a comprehensive range of educational, recreational and medical facilities together with access to the main line train station. Northallerton also enjoys twice weekly markets and additional market town shopping services are available at Thirsk, Bedale and Richmond whilst major centre of commerce can be found at Darlington, Middlesbrough, Teesside and York.

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.

Schools – the area is well served by good state and independent schools. The property is within walking distance of all the Primary Schools within the Northallerton catchment area and further renowned Primary Schools can be found in local villages. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

DESCRIPTION

The property comprises a brick built with slate roof, traditional three bedroomed semi-detached family house situated on a nice sized plot with low maintenance gardens to front and rear together with good range of attached outbuildings at the rear. There is off road parking accessed from Thirsk Road. The property has a good range of outbuildings to the rear.

Internally the property has well laid out and spacious three double bedroomed family accommodation which has been fully refurbished to a high standard to include new kitchen and bathroom and fully decorated throughout.

The offering of **22 Thirsk Road** presents an all too rare opportunity for the discerning purchaser looking to acquire a substantial three bedroomed traditional semi detached family house in a highly sought after, very convenient residential location.

The property is offering chain free and available for early completion. Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Vestibule

1.34m x 1.32m (4'5" x 4'4")

Front door with inset leaded and coloured glass light with leaded and coloured glass light over. Quarry tiled floor with inset matwell. In through ornate glazed door into:

Entrance Hall

6.20m x 1.79m (20'4" x 5'11") narrowing to 1.34m (4'5")

Double radiator. Two ceiling light points. Coved ceiling. Stairs to first floor. Telephone point.

Sitting Room

4.47m x 3.66m (14'8" x 12') max into bay

Feature fireplace comprising slate hearth. Hardwood mantel shelf. Hearth mounted wood burning stove. Double radiator. Centre light point. Power points with USB chargers. Full height double glazed windows to front.

Living Room

3.62m x 3.17m (11'11" x 10'5")

Coved ceiling. Centre ceiling light point. Double radiator.

Kitchen

5.74m x 2.79m (18'10" x 9'2") max

Newly fitted with wood effect laminate floor. Attractive range of grey with brushed steel door furniture base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with mixer tap. Unit inset five ring Lamona gas hob with extractor over. Glazed splashback. Inset AEG double oven and combination microwave with grill. Unit matched front Lamona dishwasher. Built in fridge/freezer. Wall mounted full height contemporary radiator. Door to good sized understairs store cupboard. Double glazed door out to side.

Stairs to First Floor with painted balustrade and spindles leading up to:

First Floor Landing

4.01m x 1.79m (13'2" x 5'11") max narrowing to 1.06m (3'6")

Giving access to:

Bedroom No. 3

2.81m x 2.61m (9'3" x 8'7")

Radiator. Ceiling light point. USB power points.

Bathroom

3.10m x 1.85m (10'2" x 6'1")

Newly fitted. Wood laminate floor. White suite comprising shower bath with mixer tap and thermostatically mains bar shower over with drench head. Hinged curved shower screen. Fully tiled around shower area. Half tiled to rear of wash basin and WC. Inset ceiling light spots. Wall mounted heated towel rail.

Steps from Main Landing onto Upper Landing giving access to:

Bedroom No. 2

3.66m x 3.20m (12' x 10'6")

Radiator. Ceiling light point. USB point. Built in shelved store cupboard.

Bedroom No. 1

5.15m x 3.66m (16'11" x 12')

Double radiator. Ceiling light point. USB chargers. Dual aspect windows to the front.

Boiler Room

2.40m x 0.96m (7'11" x 3'2")

With a main Eco Compact gas fired central heating boiler and also has pre-cut and lintelled doorway through from kitchen to aid future extension.

Useful Utility Room

2.20m x 2.20m (7'3" x 7'3")

Ceiling light point. Panelled walls. Space and plumbing for washing machine. Space for further appliances.

Gardens

The rear garden is a brick set patio with a raised brick beds. Brick walls to either side providing a high degree of privacy. Gates access from the front.

Workshop/Store

3.17m x 2.35m (10'5" x 7'9")

Ceiling light point. Concrete floor.

At the rear of the outbuildings is space suitable for storage, bin stores.

Although not currently completed will come with the benefit of vehicular access with dropped kerb off Thirsk Road onto tarmac driveway with a newly erected post and panel fence.

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly through Northallerton Estate Agency, 143 High Street, Northallerton, North Yorkshire -Tel: (01609) 771959.

SERVICES - Mains water, electricity and drainage. Gas 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 this property is **D**.





COMMITMENT

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