

S.4865



Northallerton
Estate Agency

13 ST STEPHENS GARDENS **NORTHALLERTON DL7 8XN**



An Attractively Presented, Well Laid Out & Spacious, Three Bedroomed Detached Bungalow Situated on a Good Sized Plot in Highly Sought After Residential Area

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Scope for Various Residential Layouts
- Hardstanding for Two Vehicles
- Detached Garage / Gardens Front & Rear

New Price: Offers in the Region of £290,000
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

13 St Stephens Gardens, Northallerton DL7 8XN

SITUATION

A1	6 miles	Thirsk	7 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Richmond	14 miles	Bedale	7 miles
Ripon	16 miles	Leeds	53 miles

13 St Stephens Gardens is very attractively situated in a most sought after and highly desirable residential area just outside the centre of Northallerton on this nicely matured development and the property occupies a good sized, easily maintained plot with lawned gardens to front and rear and is close to attractive open countryside.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts an enviable reputation. 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 6 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

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 and close to local rivers and ponds.

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

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

Schools – the area is well served by good state and independent schools. The property is within walking distance of Broomfield and Sacred Heart School on the Broomfield campus and the property lies within the catch area for a number of renowned primary schools. Local comprehensive schools are to be found at Northallerton, Thirsk, Stokesley, Bedale and Richmond whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton and the property is close to a good network of footpaths and bridleways.

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 a number of gyms within the town.

DESCRIPTION

The property comprises a brick built with clay pantile roof, three bedroomed detached bungalow residence situated on a nice sized corner plot, nicely set back from St James Drive, which is the minor road through this development. The property enjoys the benefit of UPVC sealed unit double glazing, soffit boards and gutters and gas fired central heating. It has well laid out and spacious accommodation which would lend itself to two or three-bedroom layout subject to Purchasers requirements.

From the front, the property is approached onto block paved driveway offering hardstanding for a good-sized vehicle and access to the detached garage. The block paving proceeds across the front of the property where there is a step up to go into the front door. The front of the property has chippings behind a low-level box hedge with rose beds behind providing a nice frontage to the property. There is post and panel fencing to the southern boundary. Proceed off the driveway with a continuation of the block paving through into the rear garden which is flagged and has a nice seating area together with space for shed and useful storage area which is to the rear of the garage. The rear garden has post and plank fencing all around, it has a nice expanse of lawn with well maintained, well stocked shrub borders. Outside tap. The property is not overlooked.

ACCOMMODATION

In up step through composite front door with upper etched and leaded glass light into:

Entrance Vestibule

1.18m x 1.37m (3'11" x 4'6")

With ceiling light point. Wall mounted hanging hooks. Internal etched glass opaque glazed door into:

Entrance Hall

2.05m x 1.17m (6'9" x 3'10") opening out at the rear to 3.10m x 1.01m (10'2" x 3'4")

Two ceiling light points. Attic access with loft ladder. Radiator. Built in useful shelved store cupboard.

Dining Room / Bedroom 3

3.47m x 3.50m (11'5" x 11'6") max overall into alcove

Centre ceiling light point. Radiator.



Living Room

5.35m x 3.66m (17'7" x 12')

Coved ceiling. Centre ceiling light point. Dual aspect with double glazed windows and sliding patio doors to the conservatory. Two ceiling light points. Two low level double radiator. TV point. Feature fireplace comprising carved and painted surround and mantel shelf with cut marble hearth and backplate, currently with hearth mounted electric fire.



Conservatory

2.89m x 2.33m (9'6" x 7'8")

Wooden construction with double glazed panels. Full height French doors out to the rear patio and gardens. Tiled floor. Power. Thermalactic ceiling.



Breakfast Kitchen

3.71m x 2.40m (12'2" x 7'11")

Beech fronted base and wall cupboards, granite effect work surfaces with inset 1 1/2 bowl single drainer, stainless steel sink unit. Unit inset four ring Hotpoint electric hob. Built in brushed and glass NEFF oven and grill with space above for microwave and also offering space for a double oven. Extractor over hob. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Space for upright fridge freezer. Centre ceiling light point. Wall mounted Halstead condensing gas fired central heating boiler. Tiled splashback and double radiator.



Bedroom No. 2

3.50m x 2.46m (11'6" x 8'1") plus recess access 1.01m x 0.91m (3'4" x 3')

Radiator. Ceiling light point.

**Bedroom No. 1**

3.66m x 3.37m (12' x 11'1")

Ceiling light point. Twin over bed light. Views over garden. TV point.

**Bath / Shower Room**

2.54m x 2.18m (8'4" x 7'2")

Separate shower cubicle. Fully tiled with a Triton T80z electric shower. Coloured suite comprising beech panelled bath. Half tiled walls. Matching pedestal wash basin. WC. Radiator. Ceiling light point. Window.

Garage

5.74m x 2.51m (18'10" x 8'3")

Brick built with clay pantile roof. Up and over electrically operated door to front, pedestrian door to rear. It enjoys the benefit of light and power. Concrete floor. Eaves storage.

Gardens

The front of the property has chippings behind a low-level box hedge with rose beds behind providing a nice frontage to the property. There is post and panel fencing to the southern boundary. Proceed off the driveway with a continuation of the block paving through into the rear garden which is flagged and has a nice seating area together with space for shed and useful storage area which is to the rear of the garage. The rear garden has post and plank fencing all around, it has a nice expanse of lawn with well maintained, well stocked shrub borders. Outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly by appointment with Northallerton Estate Agency – tel. no. 01609 771959.

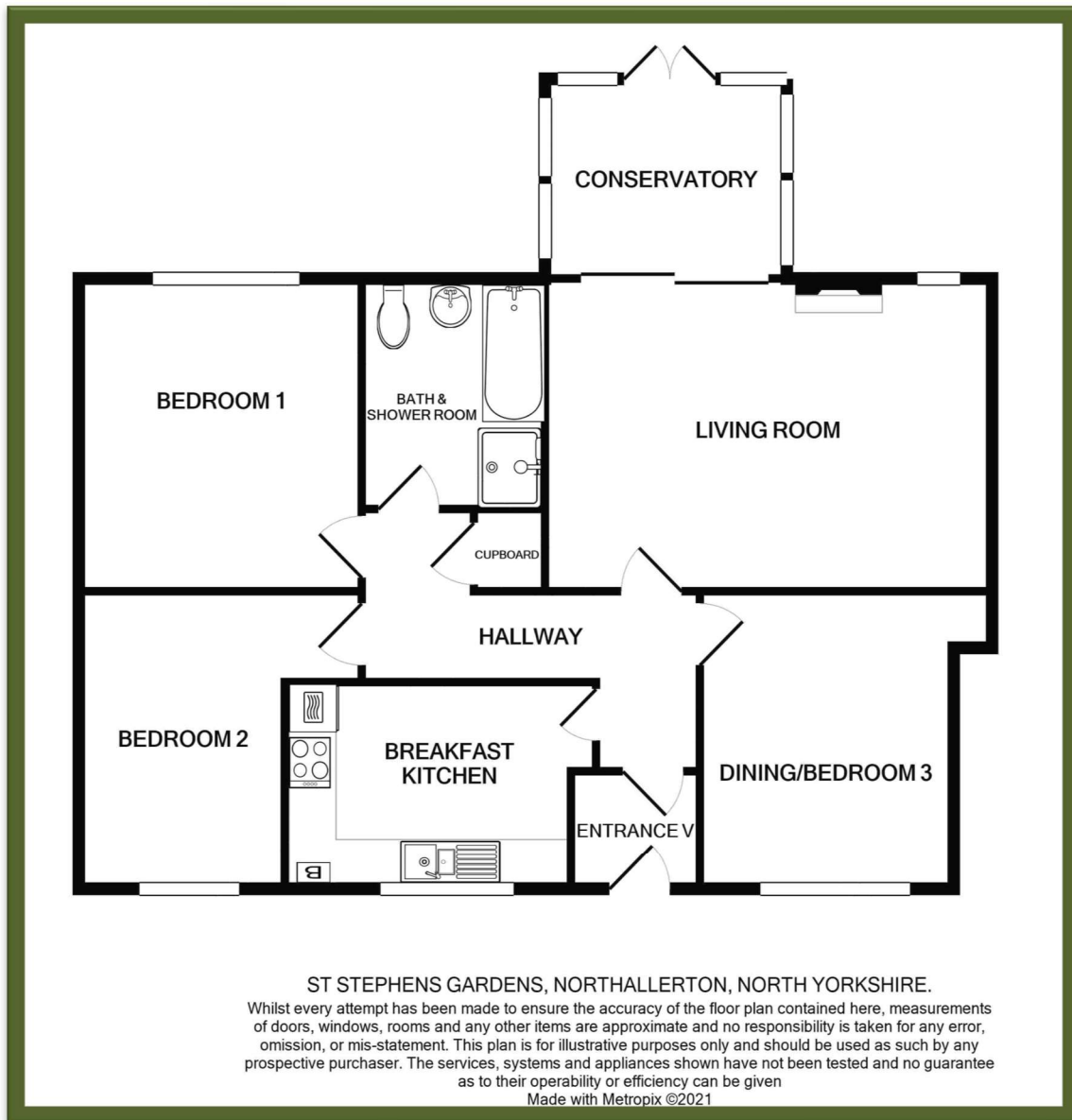
TENURE - Freehold with Vacant Possession upon Completion.

SERVICES - Gas fired central heating, electricity and mains drainage.

LOCAL DISTRICT COUNCIL - Hambleton District Council, Civic Centre, Stone Cross Northallerton – tel. no. 01609 779977.

COUNCIL TAX BAND - We are verbally informed by Hambleton District Council that the Council Tax Band is Band D.





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.