

S.4881



Northallerton Estate Agency

**8 EAST ROAD,
NORTHALLERTON DL6 1NQ**



A Well Laid Out & Spacious, Particularly Conveniently Positioned, Three Bedroomed Traditional Semi Detached Town House in Good Residential Location within Walking Distance of Town Centre, Railway Station & Excellent Local Amenities Situated on a Large Plot with Particularly Generous Gardens to Rear

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Scope for Extension

Detached Garaging
Hardstanding with Storage Area
Lawned Gardens to Front & Rear

Offers in the Region of £210,000

8 East Road, Northallerton DL6 1NQ

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 |

8 East Road represents a very conveniently situated, traditional three bedroomed semi detached town house in a much sought after and highly desirable, particularly convenient location 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. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington) Teesside High and Yarm.

Golf – Northallerton, Thirsk, Bedale, Richmond, Catterick and Darlington.

Racing - Catterick, Thirsk and Ripon.

Walking & Cycling – the property lies in an area of particularly attractive countryside with superb walking and cycling available.

DESCRIPTION

8 East Road comprises a traditional, brick built with clay pantile roof, three bedroomed semi detached family house situated nicely set back from East Road with pedestrian access to front and gated vehicular access to the rear.

The front garden is lawned with shrub borders arranged behind stone wall with wrought iron gate giving access onto concrete driveway which leads to the front door and also proceeds up the side of the house giving access to the rear garden. There is a shed in situ and flagged area for storage. A gated access leads into the rear garden which has concrete walkway across the back and side with a chippings seating area adjacent to the path with pergola. There are two areas with a central pathway through and there is post and plank fencing to either side and from the garden there is gated access out to the rear where there is an extensive area of concrete hardstanding suitable for caravan, motor home etc. with a twin wrought iron gate access. To the rear of the garage is a chippings area presently used as chicken run but would be suitable for kennel etc. and there is a useful Lean to adjacent to the garage.

Internally, the property enjoys the benefit of UPVC sealed unit double glazing with leaded windows, composite front door and gas fired central heating. The accommodation is well laid out and spacious, immaculately appointed and enjoys scope for extension subject to requirements and permissions.

Early inspection recommended.

ACCOMMODATION

In under covered entrance through composite front door with brushed steel door furniture into:

Entrance Hall

1.34m x 1.06m (4'5" x 3'6")

Stairs to first floor. Ceiling light point. Door into:

Sitting Room

3.35m x 5.30m (11' x 17'5")

Coved ceiling, twin ceiling light points. Feature fireplace comprising carved oak surround, mantel shelf with a tiled hearth. Inset cast surround with ornate tiled reliefs and an inset open grate. Double radiator. TV, Sky and telephone points. BT Openreach master socket. Door gives access to kitchen. Archway to rear gives access to:

Snug/Office

2.56m x 2.40m (8'5" x 7'11")

Ceiling light point. Radiator. Full height UPVC sealed unit double glazed French doors out to rear garden.

Breakfast Kitchen

4.72m x 3.30m (15'6" x 10'10")

Offering scope for various layouts but enjoying the benefit of an attractive range of beech base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Tiled splashbacks. Space and plumbing for dishwasher. Space for range cooker with a tiled splashback. Recess for fridge/freezer. Plush mounted ceiling light point. Tile effect floor. Unit matched built in wine rack. Upper glazed UPVC door out to rear. Door to:

Utility Room**2.00m x 1.29m (6'7" x 4'3")**

With a base unit with cupboard to end. Granite effect work surfaces. Space and plumbing beneath for two appliances. Wall mounted Ideal Logic combi C30 gas fired central heating boiler (One year old). Light point. Window to side. Additional door from kitchen gives access to:

Cloakroom**1.24m x 1.13m (4'1" x 3'9")**

With hanging pegs and shelving. Ceiling light point. Door gives access to:

Downstairs WC**1.27m x 1.27m (4'2" x 4'2")**

Tiled floor. Ceiling light point. Extractor. Suite comprising duoflush WC, adjacent unit inset wash basin with mixer tap and cupboard storage beneath. Mirror. Radiator. Window.

Dining Room**3.47m x 3.12m (11'5" x 10'3")**

Fitted picture rail. Ceiling rose and light point. Corner mounted fireplace with granite hearth, oak mantel shelf, hearth mounted wood burning stove. Presently used as second sitting room.

Stairs to First Floor with stained and polished balustrade leading up to:

First Floor Landing**2.96m x 2.30m (9'9" x 7'7")**

An irregular shape with ceiling light point. Attic access.

Bedroom No.**3.60m x 3.32m (11'10" x 10'11")**

With ceiling light point. Radiator. Twin doors to built in shelved cupboard.

Bedroom No.**3.47m x 2.86m (11'5" x 9'5")**

With ceiling light point. Radiator. Cash iron ornamental fireplace with matching mantel shelf. Built in wardrobe with hanging and storage. Twin stripped pine doors to front.

Garage**2.74m x 4.88m (9' x 16')**

Light and power. Adjacent Lean To suitable for storage with corrugated roof, twin wooden doors to front and is part open to side.

Bedroom No.**2.46m x 2.30m (8'1" x 7'7")**

With a ceiling light point. Radiator. Nice views onto rear garden.

Shower Room**2.28m x 1.62m (7'6" x 5'4")**

Nicely fitted with fully tiled shower cubicle having easy clean clear glass doors and shower panelling. Wall mounted thermostatically controlled Mira mains bar shower with drench shower and shower attachment, pivoted door. Matching unit inset wash basin with tiled splashback with drawer storage beneath and mixer tap. Wall mounted shaving mirror. Concealed cistern duoflush WC. Flush mounted ceiling light point. Radiator.

Gardens

Attractive front gardens, lawned with shrub borders behind low level wall. A gated access leads into the rear garden which has concrete walkway across the back and side with a chippings seating area adjacent to the path with pergola. There are two areas with a central pathway through and there is post and plank fencing to either side. From the garden there is gated access out to the rear where there is an extensive area of concrete hardstanding suitable for caravan, motor home etc. with twin wrought iron gate access. To the rear of the garage is a chippings area presently used as chicken run but would be suitable for kennel etc. and there is a useful Lean to adjacent to the garage.

Garage**2.74m x 4.88m (9' x 16')**

Light and power. Adjacent Lean To suitable for storage with corrugated roof, twin wooden doors to front and is part open to side.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

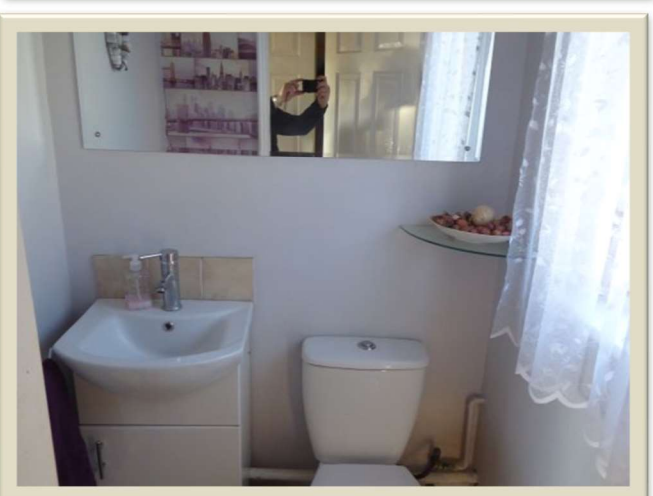
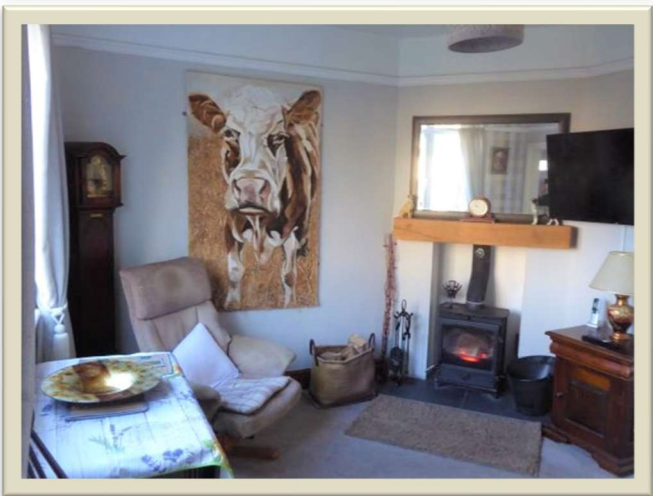
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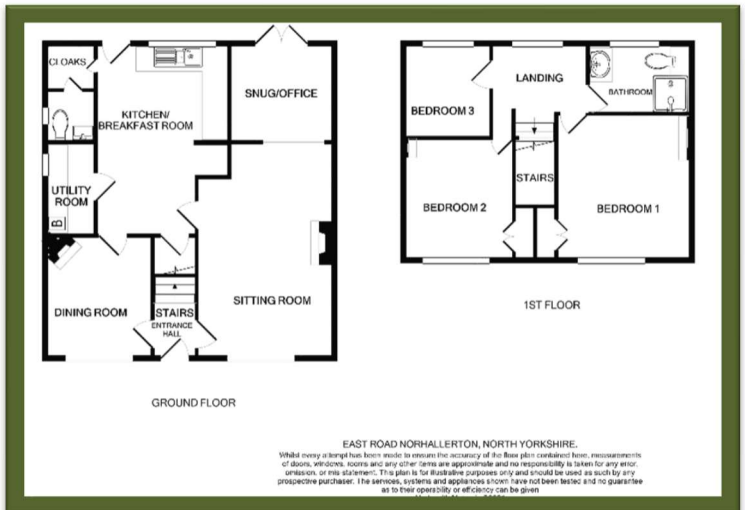
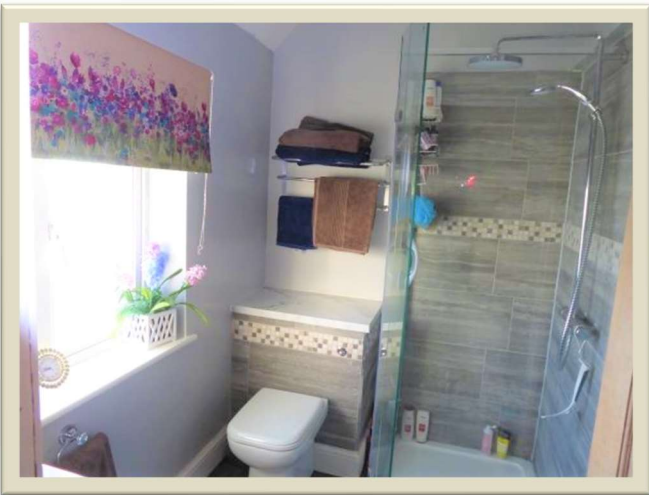
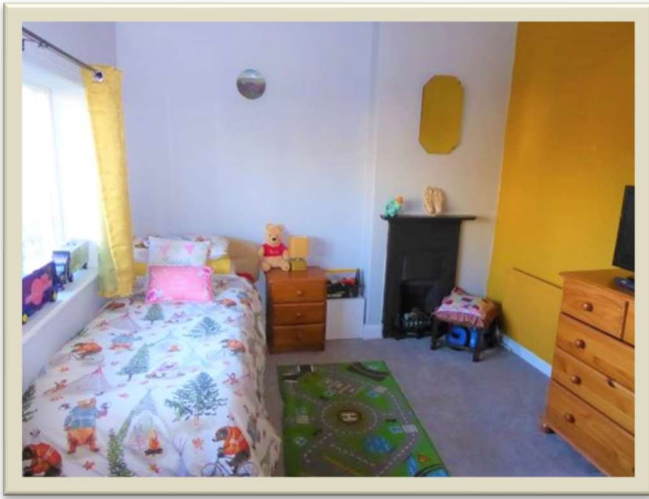
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977.

COUNCIL TAX BAND

The council tax band for the property is C.





COMMITMENT

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- 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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