

S.4882



Northallerton
Estate Agency

100 TURKER LANE
NORTHALLERTON DL6 1QD



**A Superbly Positioned, Well Laid Out & Spacious, Attractively Presented Three
Bedroomed Detached Bungalow Residence on Good Sized Plot in Much Sought After &
Highly Desirable Residential Location**

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Well Laid Out, Nice Sized Plot

Gardens Front & Rear
Integral Garage
Quality Double Glazing Conservatory

Offers in the Region of £320,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

100 Turker Lane, Northallerton DL6 1QD

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles	Yarm	17 miles
Richmond	16 miles	Stokesley	16 miles
Ripon	17 miles		

(All distances are approximate)

100 Turker Lane is ideally located and very conveniently situated at the head of Turker Lane in a quiet attractive cul de sac close to attractive open countryside with good footpaths allowing access up to Bullamoor and across to Cotcliffe Woods and the surrounding very attractive countryside. Turker Lane has direct access to Stokesley Road which links directly into a good transport network and provides easy access to the A.19, A.1 and the town centre. Overall the area represents a highly desirable residential area of Northallerton the popular and much sought after market town being the county Town of North Yorkshire.

The property enjoys a pleasant, slightly aspect with gardens to front and rear with the rear garden being fully enclosed and enjoying the benefit of a substantial quality conservatory. The property is within convenient and easy walking distance of Hambleton District Council, the Leisure Centre, Allertonshire School, good local Primary Schools and excellent shopping on the High Street.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the A.1 and A.19 plus the main line train station at Northallerton and local International Airport at Teesside (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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 National Park and close to local rivers and ponds.

Additionally, the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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

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

Schools - Schools – The area is well served by good state and independent schools. Local Primary schools available within the Northallerton catchment area enjoy an enviable reputation. Additional primary schools can be found at Romanby and Brompton. Comprehensive schools can be found at Northallerton, Thirsk and Richmond and Stokesley, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

DESCRIPTION

The property comprises a superior, immaculately presented, well laid out and spacious three bedroomed detached bungalow residence situated in a very quiet cul-de-sac at the head of Turker Lane, within easy walking distance of attractive open countryside and the town. The property is brick built with clay pantile roof.

Externally to the front it enjoys the benefit of tarmacadam driveway giving access to the garage and offering hardstanding for two vehicles. On the western boundary there is post and panel fencing adjacent to the driveway. The front garden is lawned and has a flagged path across the front. There are gated accesses to both sides of the property leading down to the rear garden. The rear garden opens out into a good area of lawn together with flagged area for shed and a substantial chippings seating area together with path around the garden. The rear garden provides a particularly attractive backdrop to the property and doors from the conservatory lead onto the patio.

Internally the property enjoys the benefit of well laid out and spacious, superbly appointed accommodation enjoying the benefit of UPVC sealed unit double glazed windows and doors with UPVC soffits and barge boards and has gas fired central heating. The accommodation is capable of various residential layouts and early inspection is recommended to appreciate the presentation.

The offering of 100 Turker Lane offers a very rare opportunity for the discerning purchaser to acquire a substantial bungalow residence in a quiet, highly sought after yet very accessible position which takes advantage of the adjacent open countryside and yet is within easy walking distance of excellent amenities.

ACCOMMODATION

In off the driveway, along path and steps up to the tiled covered entrance with UPVC sealed unit double glazed door with etched glazed upper panel leading into:

Entrance Hall

3.12m x 1.22m (10'3" x 4')

Turning into:

Inner Hall

3.32m x 0.81m (10'11" x 2'8")

Overall they have coved ceiling, two ceiling light points and attic access. Radiator.

Lounge/Diner

Nicely split into dining and seating areas.

Sitting Area

4.34m x 3.55m (14'3" x 11'8") max into bay to front

Double radiator. Coved ceiling and centre ceiling light point.

Feature fireplace comprising moulded surround and mantel shelf.

Light granite hearth and backplate. Inset living flame gas fire. TV point. BT Openreach master socket.

Dining Area

2.74m x 2.33m (9' x 7'8")

Double radiator. Ceiling light point. Continuation of the ornate coved ceiling.

Kitchen

2.15m x 3.40m (7'1" x 11'2")

Attractive range of cream coloured base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel carron phoenix sink with mixer tap over. Work surface inset SMEG ceramic four ring hob. Built in Siemens brushed steel and glass double oven and grill. Unit matched integral fridge freezer. Space and plumbing for dishwasher. Unit matched glazed shelved display cabinet. Attractive tiled splashbacks. Quality wood laminate floor. Inset ceiling light spots. Built in Siemens brushed steel microwave. Coved ceiling. Extractor over hob. Full height solid door.

Bedroom No. 2

3.34m x 3.17m (11' x 10'5")

With wall length range of fitted bedroom furniture comprising good range of shelved and cloaks hanging. Coved ceiling and centre light point and radiator. TV point.

Bedroom No. 3

2.69m x 2.03m (8'10" x 6'8")

Radiator. Ceiling light point. BT Openreach point.

Shower Room

2.28m x 1.67m (7'6" x 5'6")

Quality fittings including shower cubicle with large tray, glass hinged shower screen, wall mounted mains bar shower. Fully tiled around. Panelled ceiling with inset ceiling light and extractor over shower. Inset ceiling light spots. Concealed cistern duoflush WC with adjacent disabled friendly Villeroy & Boch wash basin with twin handles to side with cupboard storage under and mixer tap. Wall mounted shaver light, mirror and socket. Fitted grab rails and bath seat.

Bedroom No. 1

4.42m x 2.69m (14'6" x 8'10")

Built in cupboard with hooks and adjacent separate airing cupboard housing lagged cylinder with shelved storage over. Coved ceiling. Centre light point. TV point. Full height solid French doors with clear glass window to side giving access into:

Conservatory

3.68m x 3.27m (12'1" x 10'9")

Double glazing to three sides with fitted blinds. Ceiling blind. Centre light point. Power points. UPVC sealed unit double glazed French doors out to patio. Archway through to:

Useful Utility Area

1.98m x 1.77m (6'6" x 5'10")

With space and plumbing washing machine. Space for two further appliances. Wood laminate floor. Double glazed to two sides. Fitted blinds. UPVC sealed unit double glazed with upper etched glass panel into:

Garage

4.88m x 2.71m (16' x 8'11")

Concrete base with pitched ceiling having electric door to front and pedestrian door to rear. Light and power. Wall mounted Viessman Vitadens 100 condensing gas boiler.

Gardens

Tarmacadam driveway gives access to the garage and offers hardstanding for two vehicles. On the western boundary there is post and panel fencing adjacent to the driveway. The front garden is lawned and has a flagged path across the front. There are gated accesses to both sides of the property leading down to the rear garden. The rear garden opens out into a good area of lawn together with flagged area for shed and a substantial chippings seating area together with path around the garden. The rear garden provides a particularly attractive backdrop to the property and doors from the conservatory lead onto the patio.

GENERAL REMARKS & STIPLATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

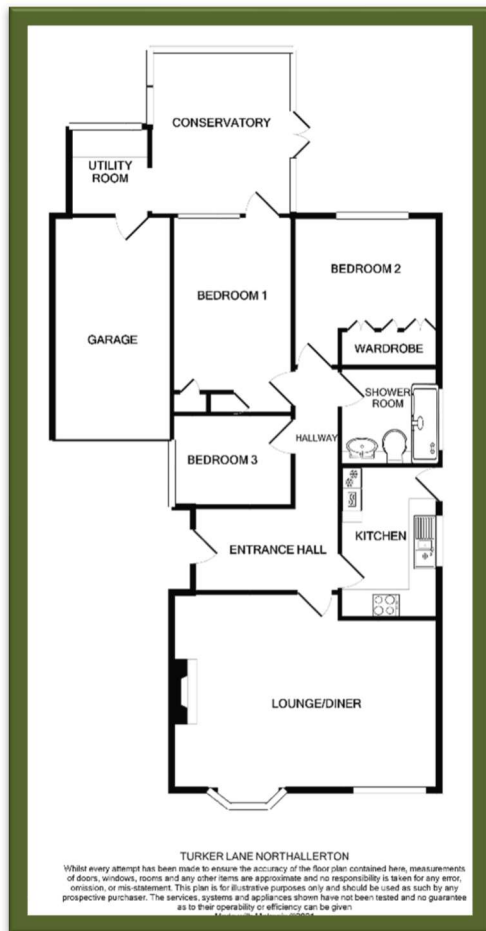
LOCAL AUTHORITY

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

COUNCIL TAX BAND

The council tax band for the property is **D**.





COMMITMENT

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- 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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