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## Northallerton Estate Agency

### **4 POPLAR CRESCENT NORTHALLERTON, NORTH YORKSHIRE DL7 8BD**



**An Attractively Situated, Well Laid Out & Spacious, Two Bedroomed Detached Bungalow Residence Situation on a Good Sized Plot in Quiet Sought After Residential Location with Scope for Extension, Updating & Modernisation**

**Well Laid Out & Spacious Accommodation  
Gas Fired Central Heating  
UPVC Sealed Unit Double Glazing  
Quality Fitted Kitchen & Bathroom**

**Recently Constructed Substantial Conservatory  
Low Maintenance Gardens to Front & Rear  
Detached Double Garage & Hardstanding  
Scope for Extension Etc. Subject to PP's**

**Offers in the Region of £250,000  
Offered Chain Free & Available for Early Completion**

# 4 Poplar Crescent, Northallerton, North Yorkshire DL7 8BD

## SITUATION

A1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A19	6 miles	Teesside	16 miles
Richmond	14 miles	A.1	6 miles
Bedale	7 miles		

(All distances are approximate)

**Poplar Crescent** is nicely situated off The Fairway which takes access from Boroughbridge Road and leads through to the attractive village of Romanby. The property occupies a quiet, mature plot in this much sought after residential area within walking distance of both Romanby and Northallerton centres. The property is ideally placed for a comprehensive range of local services, amenities, schools and shopping and the property itself is within the catchment area for a number of renowned schools.

The property is within walking distance of the local main line train station at Northallerton. The line runs from London to Edinburgh, 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. There are a number of Primary Schools within the Northallerton catchment area together with Primary School within walking distance of Romanby. Local comprehensive schools are to be found at Northallerton, Thirsk, Bedale and Stokesley whilst independent Schools are to be found at Yarm, Teesside High, 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.

**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.

## DESCRIPTON

The property comprises a brick built with clay tile roof, two bedroomed detached bungalow situated on a generous corner plot with the benefit of UPVC sealed unit double glazed windows, doors, soffits and gutters and gas fired central heating together with recently constructed, substantial double glazed conservatory.

The front garden is nicely arranged behind a low level brick wall with beech hedge and is concrete and flagged with two raised beds. The driveway to the side is concrete and gives access to the double garage one side of which enjoys an electrically operated up and over door and there is an additional flagged area to the side of the garage which provides additional storage or low maintenance garden area. To the side of the garage is another area which could be used as caravan storage etc. An archway formed from the beech hedging leads to the rear garden. The rear garden is flagged with raised beds and post and plank fencing to the rear providing a high degree of privacy.

Internally the property is well laid out and spacious, attractively presented and has enjoyed under the current ownership new gas fires and the construction of a substantial, double glazed conservatory to the rear. The property has extensive attic space which could subject to purchasers requirements and any necessary planning permission provide for additional residential accommodation.

The property is offered chain free and available for early completion. Early inspection is recommended to appreciate the property, its plot size and potential.

## ACCOMMODATION

In through UPVC sealed unit double glazed door with upper etched glass panel into:

### L Shaped Entrance Hall

**4.18m x 1.11m (13'9" x 3'8") opening out at the rear to 1.47m x 0.98m (4'10" x 3'3")**

Gives access to all rooms. Centre ceiling light point. Wall light point. Radiator. Attic access. Door to:

### Sitting Room

**4.34m x 3.47m (14'3" x 11'5")**

Original fitted picture rail. Ceiling light point. Two wall light points. Double radiator. Chimney breast with feature fireplace comprising cut slate hearth, surround and mantel shelf with an inset living flame remote control gas fire. BT open reach point. TV point.

### Living Room

**4.59m x 3.30m (15'1" x 10'10")**

Centre light point. Double radiator. Fireplace with cut granite, hearth and surround. Inset living flame gas fire. Shelved storage cupboards and a built in boiler cupboard housing a Baxi Duotech combination gas fired central heating. Opaque glazed window at the rear. Internal door with upper etched glass panel gives access to:

### Kitchen

**4.52m x 2.38m (14'10" x 7'10")**

With range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset four ring brushed steel gas hob. Built in brushed steel and electric double oven and grill. Space and plumbing for up to two appliances. UPVC sealed unit double glazed with upper etched glass panel door out to side. Tiled splashbacks. Centre ceiling strip light. Built in unit matched extractor over hob. Windows to two sides.

### Bedroom No. 2

**3.25m x 2.71m (10'8" x 8'11")**

With double radiator. Ceiling light point. Fitted double wardrobe with louvre door fronts with internal hanging rails and shelving with cupboard storage over.

**Shower Room****1.44m x 2.25m (4'9" x 7'5")**

Fully tiled to floor and walls. Walk in low level easy access shower cubicle with fitted shower screen. Wall mounted Triton T80 easi electric shower. Matching pedestal wash basin with mixer tap. Roca duoflush WC with integrated in wash inspirer seat. Light point. Wall mounted Dimplex electric heater. Wall mounted shaver mirror and light. Radiator.

**Bedroom No. 1****5.91m x 3.42m (19'5" x 11'3")**

Centre arch. Extensive range of louvre door fronted fitted bedroom furniture comprising numerous wardrobes etc. with hanging rails and shelved storage. Two ceiling light points. Radiator. Telephone point. Would ideally lend itself to bedroom and seating area or alternatively could be utilised as the living room as it does have full height French doors into:

**Conservatory****4.06m x 3.71m (13'4" x 12'2")**

Centre ceiling light spot tracks. Power points. Full height double glazed French doors out to the side.

**Extensive Attic**

Divided into two rooms:

**Room 1****5.91m x 3.71m (19'5" x 12'2")**

Ceiling light point. Archway through to:

**Room 2****3.57m x 2.08m (11'9" x 6'10")**

Ceiling light point. Lagged cylinder and immersion heater plus access to under eaves storage.

**OUTSIDE****Garage****5.94m x 5.59m (19'6" x 18'4")**

Brick built with a clay pantile roof on concrete base. The left hand door is electrically operated the right hand door is up and over to the front. Light and power. Internal built in shelving and storage. Windows to two sides. Extensive eaves storage.

**Gardens**

The front garden is nicely arranged behind a low level brick wall with beech hedge and is concrete and flagged with two raised beds. The driveway to the side is concrete and gives access to the double garage one side of which enjoys an electrically operated up and over door and there is an additional flagged area to the side of the garage which provides additional storage or low maintenance garden area. To the side of the garage is another area which could be used as caravan storage etc. An archway formed from the beech hedging leads to the rear garden. The rear garden is flagged with raised beds and post and plank fencing to the rear providing a high degree of privacy.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

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

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

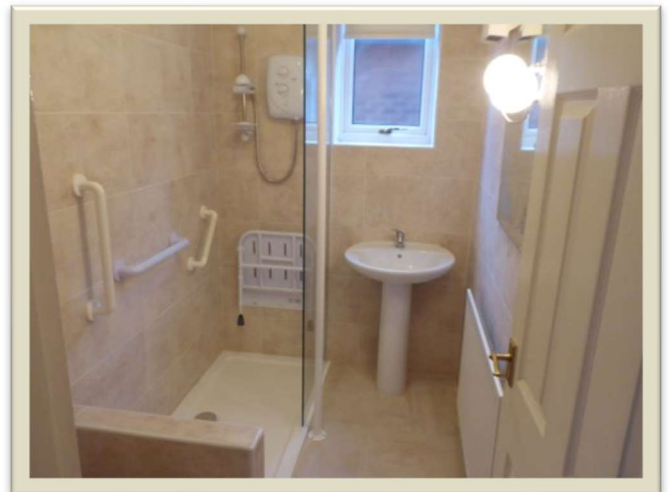
Mains Water, Electricity, Gas and Drainage.

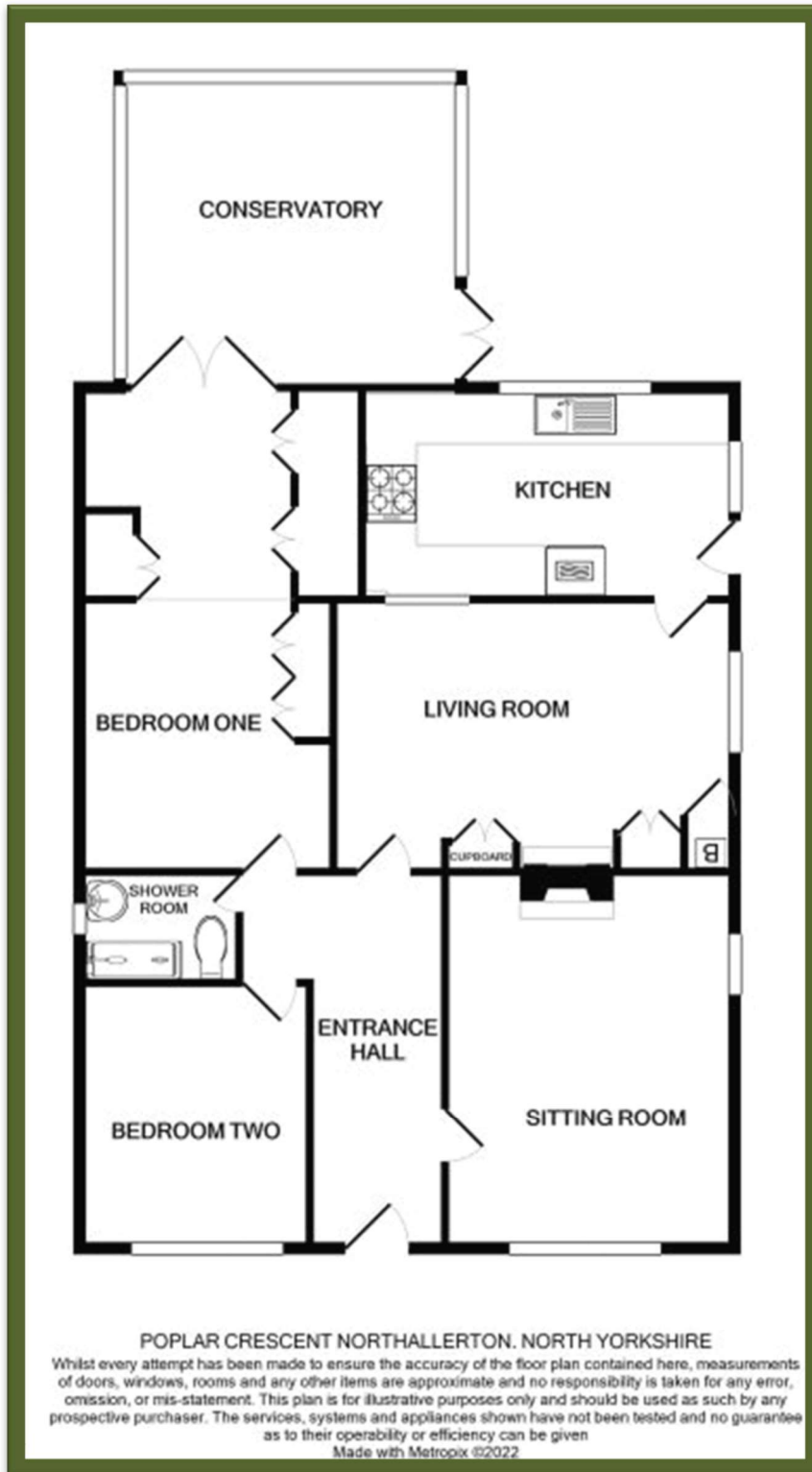
**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND**

The Council Tax Band for the property is 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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