

S.4905



Northallerton
Estate Agency

48 ST JOHN'S CLOSE
NORTHALLERTON DL7 8XQ



**A Well Laid Out & Spacious, 3 Bedroomed Detached Bungalow
Residence Situated on Good Sized, Well Maintained Plot**

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Detached Garage & Hardstanding for Parking

Lawned Gardens to Two Sides
Scope for Updating & Modernisation
Quiet Edge of Town Location

Offers in Excess of £250,000
Chain Free & Available for Early Completion

48 St John's Close, Northallerton DL7 8XQ

SITUATION

A.1	7 miles	Darlington	15 miles
Richmond	14 miles	Ripon	16 miles
Teesside	16 miles	York	30 miles
Thirsk	7 miles	Bedale	7 miles
A.19	6 miles	Catterick	14 miles

48 St Johns Close is attractive situated just off St James Drive in a most sought after and highly desirable residential area, just outside the centre of Northallerton. The property occupies a nice sized, easily maintained and spacious plot in a quiet cul-de-sac with gardens to two sides and useful additional garden area to the rear of the garage.

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 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 hour commuting time and additionally providing access from Newcastle to Manchester via the Transpennine line which also calls at Northallerton and Darlington Stations.

AMENITIES

Schools - The area is well served by good state and independent schools. The property is within walking distance of the local Primary School at Broomfield which enjoys an enviable reputation. The property is within the catchment area for Northallerton which boasts a number of renowned Primary schools. Local comprehensive schools are to be found at Northallerton, Thirsk, Bedale, Stokesley and Richmond whilst independent schools can be found at Yarm, Teesside High, Polam Hall at Darlington, Ripon Grammar, 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.

DESCRIPTION

The property comprises a well laid out and spacious three bedroomed detached bungalow constructed of brick under a clay pantile roof and sitting on a nice sized plot with gardens to two sides plus useful additional garden area to rear of garage. The property enjoys the benefit of a detached garage with block paving to front offering hardstanding for vehicles. The gardens are a nice mix of lawn and shrubbery with the gardens to the rear of the property enjoying a high degree of privacy and extending around to the rear of the garage where there is an enclosed area suitable for vegetable or herb garden.

The south facing flagged patio and seating area makes excellent use of the afternoon sun.

The property enjoys scope for various residential layouts and is well presented but retains scope for updating and modernisation.

ACCOMMODATION

Access is taken off the driveway through UPVC sealed unit double glazed front door with clear glazed upper and lower panels and clear glazed lights to side into:

Entrance Hall

2.91m x 1.13m 9'7" x 3'9" with rear inner hallway 3.66m x 0.81m (12' x 2'8")

Coved ceiling and light point. Radiator. Door to boiler cupboard housing a Baxi Duotech 28 combi boiler with shelving to front. Doors to all rooms extending to:

Living Room

5.30m x 3.27m (17'5" x 10'9")

Coved ceiling and two ceiling light points. Double radiator. TV and telephone points. Feature fireplace comprising cut stone surround, mantel shelf and hearth with granite backplate with hearth mounted electric fire. There is a gas point. Bay window to front. Dual aspect windows.

Kitchen

3.42m x 2.61m (11'3" x 8'7")

With a range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset four ring Creda gas hob with Creda Camargue electric oven and grill beneath. Space and plumbing for washing machine. Space for fridge. Splashbacks. Credaplan extractor over hob. Ceiling light point. Telephone point. Full height UPVC sealed unit double glazed door with glazed light to side.

Bedroom No. 1

4.08m x 2.71m (13'5" x 8'11")

Radiator. Ceiling light point.

Bedroom No. 2

3.83m x 2.99m (12'7" x 9'10")

Coved ceiling. Radiator. Ceiling light point.

Bedroom No. 3

2.13m x 3.66m (7' x 12') max

Radiator. Ceiling light point. Coved ceiling.

Bathroom

1.79m x 1.98m (5'11" x 6'6")

Coloured suite comprising panelled bath with mixer tap and shower attachment over. Unit inset white wash basin with mixer tap and cupboard storage beneath. Concealed cistern WC. Shaver socket, mirror and light. Splashbacks. Radiator. Mirror fronted bathroom cabinet. Ceiling light point. Window.

Garage**2.74m x 5.38m (9' x 17'8")**

Brick built detached with tiled roof. Concrete floor. Light and power. Eaves storage. Pedestrian door to side. Up and over door to front.

Gardens

The gardens are a nice mix of lawn and shrubbery with the gardens to the rear of the property enjoying a high degree of privacy and extending around to the rear of the garage where there is an enclosed area suitable for vegetable or herb garden.

The south facing flagged patio and seating area makes excellent use of the afternoon sun.

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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- 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.

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