



**Northallerton**  
**Estate Agency**

**WEST VIEW,  
DARLINGTON ROAD, NORTHALLERTON DL6 2NN**



**A Particularly Well Laid Out & Spacious, Very Conveniently Positioned, Two  
Bedroomed Detached Cottage Set in Good Sized Grounds & Gardens in Need of  
Updating and Modernisation with Potential to Extend and Develop**

**UPVC Sealed Unit Double Glazing  
Solid Fuel Central Heating  
Semi-Rural Convenient Location**

**Within Walking Distance of Town Centre  
Attached Garage  
Substantial Gardens to Rear**

**Offers in the Region of £250,000**

**Chain Free & Available for Early Completion**

# West View, Darlington Road, Northallerton, DL6 2NN

## SITUATION

Thirsk	8 miles	Darlington	13 miles
A.19	6 miles	A.1	7 miles
Bedale	8 miles	Yarm	17 miles
York	30 miles	Teesside	16 miles

(All distances are approximate)

**West View, Darlington Road, Northallerton** enjoys a very convenient and accessible position approximately a mile outside the centre of Northallerton, the County Town of North Yorkshire which enjoys a comprehensive range of educational, recreational and medical facilities together with twice weekly markets and a thriving high street.

The town enjoys excellent transport networks via the A.19 and A.1 trunk roads which brings Newcastle, Teesside, Leeds and surrounding centres and areas within easy commuting distance and also allowing the details of the North Yorkshire Moors and Dales.

There is a full range of services within Northallerton together additional facilities available at Darlington, Yarm, Richmond and Stokesley which are all within easy travelling distance. There is a main line train station at Northallerton bringing London within 2 ½ hours commuting time and additionally via the Transpennine route that calls at this station there is direct access from Newcastle through to Manchester, Liverpool and Manchester Airport. International Airports can be found at Newcastle, Teesside and Leeds/Bradford.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the North Yorkshire Dales and Moors 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 easy travelling distance of a number of Primary Schools within the Northallerton catchment area and there are further renowned Primary Schools within local villages. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall at Darlington, Teesside High, Yarm, Queen Mary's at Baldersby, Ampleforth and Cundall Manor.

## DESCRIPTION

The property comprises a brick built with slate roof, two double bedroomed detached cottage with attached garage and storage, situated adjacent to the A.167 Northallerton to Darlington Road and enjoying the benefit of good sized grounds and gardens to rear.

The property enjoys the benefit of UPVC sealed unit double glazed and has solid fuel central heating.

At the front, the property is arranged behind a laurel hedge backed by post and plank fencing at the rear, and a wrought iron gate provides pedestrian access to the front while chipped and flagged driveway offers hardstanding for a vehicles and access to the garage. The front garden is chipped and low maintenance whilst to the rear the property is a mix of hedge and post and plank backing. The rear garden is arranged in nice areas extending to flagged garden area with pergola and access through past former pond to the main rear lawned garden which enjoys a number of established shrubs, fruit trees and is principally laid to lawn. There is space and base for a greenhouse and at present there are two store sheds

Internally the property is dated and would be correctly described as in need of updating and modernisation however it does have great scope for extension or redevelopment.

Early inspection recommended to fully appreciate the property and its plot.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

### Entrance Vestibule

**1.69m x 1.11m (5'7" x 3'8")**

Ceiling light point. Radiator. Wall mounted hanging hooks. Internal hardwood door with etched glass upper panels leading into:

### Entrance Hall

**1.06m x 1.08m (3'6" x 3'7")**

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

### Sitting Room

**4.95m x 3.35m (16'3" x 11')**

With built in chimney breast alcove storage cupboards. Central chimney breast. Two ceiling light points. Windows to front and side.

### Living Room

**4.95m x 3.20m (16'3" x 10'6") max**

With feature fireplace comprising stone brick set surround, tiled hearth, hardwood mantel shelf, inset open fire serving a back boiler providing central heating and hot water. Coved ceiling. Two ceiling light points. TV point. Window to front. Door to rear gives access into:

### Kitchen

**5.38m x 2.03m (17'8" x 6'8")**

With range of beech fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset four ring Beaumatic ceramic hob. Built in Phillips oven and grill with space above for microwave. Space and plumbing for washing machine. Space for additional appliance. Space for fridge. Tiled splashbacks. Wall mounted, glass fronted unit matched display cabinet. Rear opaque glazed door gives access to

### Conservatory

**2.86m x 4.01m (9'5" x 13'2")**

Wooden base with double glazed panels. Corrugated roof. Full height sliding doors out to rear garden and patio.

### From the Hallway are

**Stairs to First Floor** have a fitted balustrade leading up to:

### First Floor Landing

**2.84m x 1.69m (9'4" x 5'7")**

With a radiator. Overstairs light point. Door to:

### Bedroom No. 1

**4.13m x 3.40m (13'7" x 11'2") max into wall length wardrobes.**

Built in wardrobe with hanging rail. Attic access. Radiator.

### Bedroom No. 2

**3.42m x 3.42m (11'3" x 11'3")**

Ceiling light point. Radiator. Built in wardrobe with hanging rail and shelved storage. Two overbed light pulls.

### Bathroom

**2.44m x 1.77m (8' x 5'10")**

Suite comprising oak panelled bath, fully tiled around with a Mira Sport electric shower over. Fitted shower screen. Matching pedestal wash basin and WC. Radiator. Ceiling light point. Tiling to rear of wash basin and WC.

### **Summer House**

**3.05m x 2.69m (10' x 8'10")**

In reasonable condition.

### **Attached Former Wood Store**

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

#### **SERVICES**

Mains Water, Electricity and Drainage. Solid Fuel central heating.

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **LOCAL AUTHORITY**

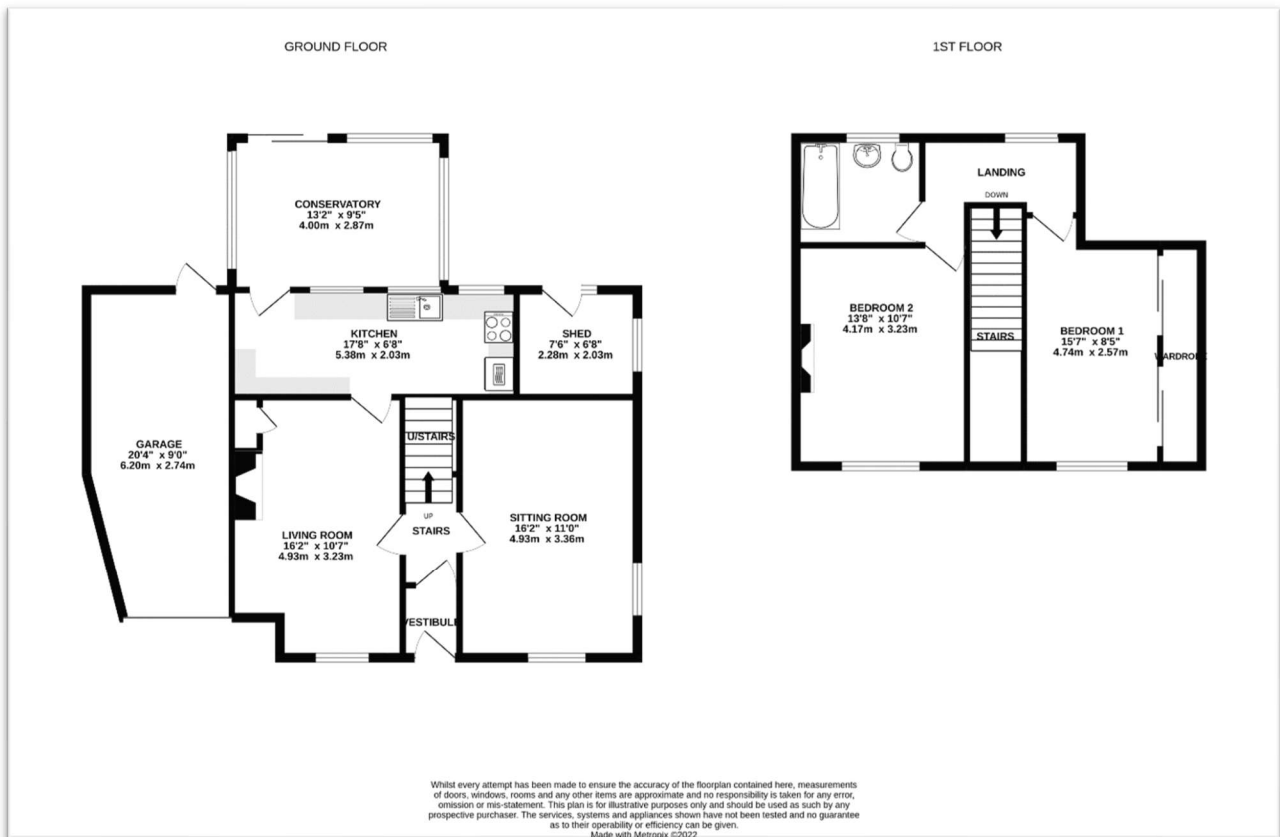
North Yorkshire Council,

#### **COUNCIL TAX BAND**

Council Tax Band 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.
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- 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.
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- 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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