



**Northallerton**  
**Estate Agency**

**37a THIRSK ROAD**  
**NORTHALLERTON, NORTH YORKSHIRE DL6 1PJ**



**An Immaculately Presented, Well Laid Out & Spacious Three Double  
Bedroomed Detached Bungalow Residence on Generously Proportioned  
Plot in Highly Sought After & Convenient Residential Location**

**UPVC Sealed Unit Double Glazing  
Gas Fire Central Heating  
Stunning Living Kitchen to Rear  
Landscaped Gardens to Front & Rear**

**Immaculately Presented, Generously  
Proportioned  
Walking Distance of Town Centre, Train  
Station & Excellent Amenities**

**Offers Over: £475,000**  
**Early Inspection Highly Recommended**

# 37a Thirsk Road, Northallerton DL6 1PJ

## SITUATION

Thirsk	7 miles	A.19	6 miles
Teesside	16 miles	York	30 miles
Darlington	15 miles	A.1	6 miles
Catterick	10 miles	Bedale	7 miles
Richmond	14 miles	Yarm	15 miles

(All distances are approximate)

**37a Thirsk Road** is attractively and very conveniently situated at the junction between Thirsk Road and Grammar School Lane on a pleasant substantial plot in this highly desirable location on the favoured southern side of Northallerton, the County Town of North Yorkshire. This area is regarded as a particularly highly desirable residential area and the property occupies an exclusive plot which enjoys a high degree of privacy and yet is within walking distance of the Town Centre, County Hall, the Railway Station and good local amenities.

The town of Northallerton offers a full and comprehensive range of educational, recreation and medical facilities together with good and varied high street shopping and twice weekly markets.

## DESCRIPTION

The offering of **37a Thirsk Road** presents an all too rare opportunity for the discerning purchaser to acquire a substantial, well-constructed, immaculately appointed three double bedroomed detached bungalow residence of character and distinction situated on a generously proportioned plot with landscaped gardens to front and rear in this much sought after and highly desirable residential area on the favoured south side of Northallerton.

From the front the property is approached through twin five bar gates onto block driveway and turning area giving access to the attached garage. The property is arranged behind post and picket fencing to the front with landscaped gardens extending to deep shrub borders with a main area of lawn and central shrubbery. There is an Indian stone path which leads round the property and gives access to the rear. Externally to the rear the property enjoys particularly attractive mature, well stocked landscaped grounds and gardens providing a superb backdrop to the property, comprising of natural laid stone flag patios running the full width of the property with low level ornamental stone shrubberies and steps to further garden which consist of a maze of hidden paths, patios, niches and lawned area all backed up by mature, well maintained shrubberies. Steps up to a further garden which has been laid out as vegetable and fruit gardens with greenhouse together with substantial garden shed which enjoys power and water.

Internally the property has been enhanced by the present owners and enjoys well laid out and spacious, immaculately three bedroomed accommodations with a particularly attractive living kitchen which enjoys bifold doors to the rear onto patio and gardens and allowing access seamlessly onto patios and gardens which is very nicely laid out with well delineated kitchen, dining and sitting areas, the kitchen area having a high quality range of base and wall cupboards and quality appliances.

## ACCOMMODATION

### Entrance Hall

**3.88m x 3.10m (12'9" x 10'2")**

Coved ceiling. Centre ceiling light point. Telephone point. Double radiator.

### Dining Room

**3.55m x 3.93m (11'8" x 12'11")**

Coved ceiling. Two wall light points. Leaded porthole window. Radiator. Columned archway through to:

### Sitting Room

**3.73m x 3.66m (12'3" x 12')**

Feature fireplace comprising plain surround with oak mantel shelf. Tiled hearth and a gas fired stove. Coved ceiling. Centre ceiling light point. Double radiator. Bay window to front with marble window ledge.

### Living Kitchen

**6.87m x 6.80m (22'7" x 22'4") overall**

Nicely delineated into kitchen, dining and sitting areas with wood laminate floor through. Bifold doors looking over rear garden with glazed lights providing for an exceptional level of natural light. Kitchen area enjoys a bespoke quality fitted range of base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with mixer tap. Unit inset four point Teka ceramic induction hob. Unit inset brushed steel and glass double oven and grill. Space and point for larder fridge. Unit matched built in dishwasher. Space and plumbing for washing machine. Inset ceiling light spots. Three ceiling light points over sink area. Archway into sitting and dining areas with the dining area having radiator. Sitting area having chimney breast with gas fired featured elevated fireplace. Two Velux roof lights. Tremendous views out over rear gardens. Door to side leads to Garage & Workshop.

### Bedroom No. 3 / Snug

**3.76m x 3.66m (12'4" x 12')**

Coved ceiling. Centre ceiling light point. Two double radiators. Feature fireplace comprising painted surround and mantel shelf, marble hearth with an electric fire. Bay window to front with marble window ledge. Twin radiators. Chimney breast alcove shelved storage with louvre doors to front.

### Bathroom

**3.25m x 2.69m (10'8" x 8'10")**

Heritage white suite comprising panelled bath. Fully shower panelled around with wall mounted mains bar shower with inset ceiling light spots over. Matching Heritage unit inset wash basin with cupboard storage beneath. Heritage WC. Wall mounted heated towel rail and radiator. Inset ceiling light spots. Useful built in extensive shelved storage cupboard with twin louvre doors to front.

### Bedroom No. 2

**3.60m x 3.27m (11'10" x 10'9")**

With coved corniced ceiling. Ceiling light point. Radiator. Fitted double wardrobes with matching tallboy with chest of drawers beneath. Unit matched display shelving. Superb views out over rear garden.

From Main Hallway is archway through to:

### Inner Hallway

Giving access to:

### Shower Room

**2.10 x 0.71 (6'11" x 2'4") and 1.24m x 0.86m (4'1" x 2'10")**

Fully shower panelled shower cubicle with thermostatically controlled mains bar shower. Ceiling mounted extractor and spot. Coved ceiling. Matching unit inset wash basin with cupboard storage beneath, tiled splashback, wall mounted mirror and light over. Low level WC. Door to useful storage. Coved ceiling. Two ceiling light points.

**Master Bedroom****4.27m x 3.32m (14' x 10'11")**

Two wall lights points. Coved ceiling. Double radiator. Fitted bedroom furniture comprising double wardrobe, central tallboy with dressing mirror to front. Single wardrobe. Views over rear garden. Door to:

**Walk in Wardrobe****3.60m x 1.83m (11'10" x 6')**

Fully fitted with good range of cloaks hanging and shelving. Inset ceiling light spots. Arch window to one side.

**Attached:****Garage****3.76m x 3.07m (12'4" x 10'1")**

With electrically operated up and over door to front. Pedestrian door to rear and side. Concrete floor. Sink with hot and cold-water supply. Two ceiling light points. Power points. Upper raised storage cupboards. Door to:

**Workshop****5.13m x 2.05m (16'10" x 6'9")**

Doors to front and rear allowing access through. Divided into workshop area with workbench, shelving, telephone point, power points and ceiling light points. Good deep shelved useful storage cupboards with useful mezzanine storage over.

**Gardens**

The gardens as aforementioned are a jewel in the crown providing a superb backdrop to the property with a superb mix of patios, shrubberies, lawns, decking and raised rear vegetable garden and stores.

**Store****2.54m x 1.44m (8'4" x 4'9")**

With a concrete floor. Light. Benefit of power. Presently used as a garden store.

**Greenhouse****2.74m x 2.74m (9' x 9')**

On concrete base with raised work bench. Water supply.

**Sheds****2.25m x 1.57m and 1.57m x 2.69**

Good sized sheds with power on a concrete base. Useful storage area to side.

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

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

**TENURE**

Freehold with vacant Possession upon completion.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

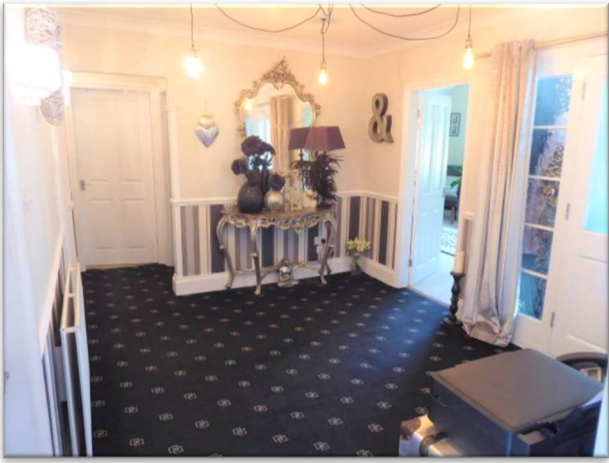
**COUNCIL TAX BAND**

The Council Tax Band for the property is **F**.

**LOCAL AUTHORITY**

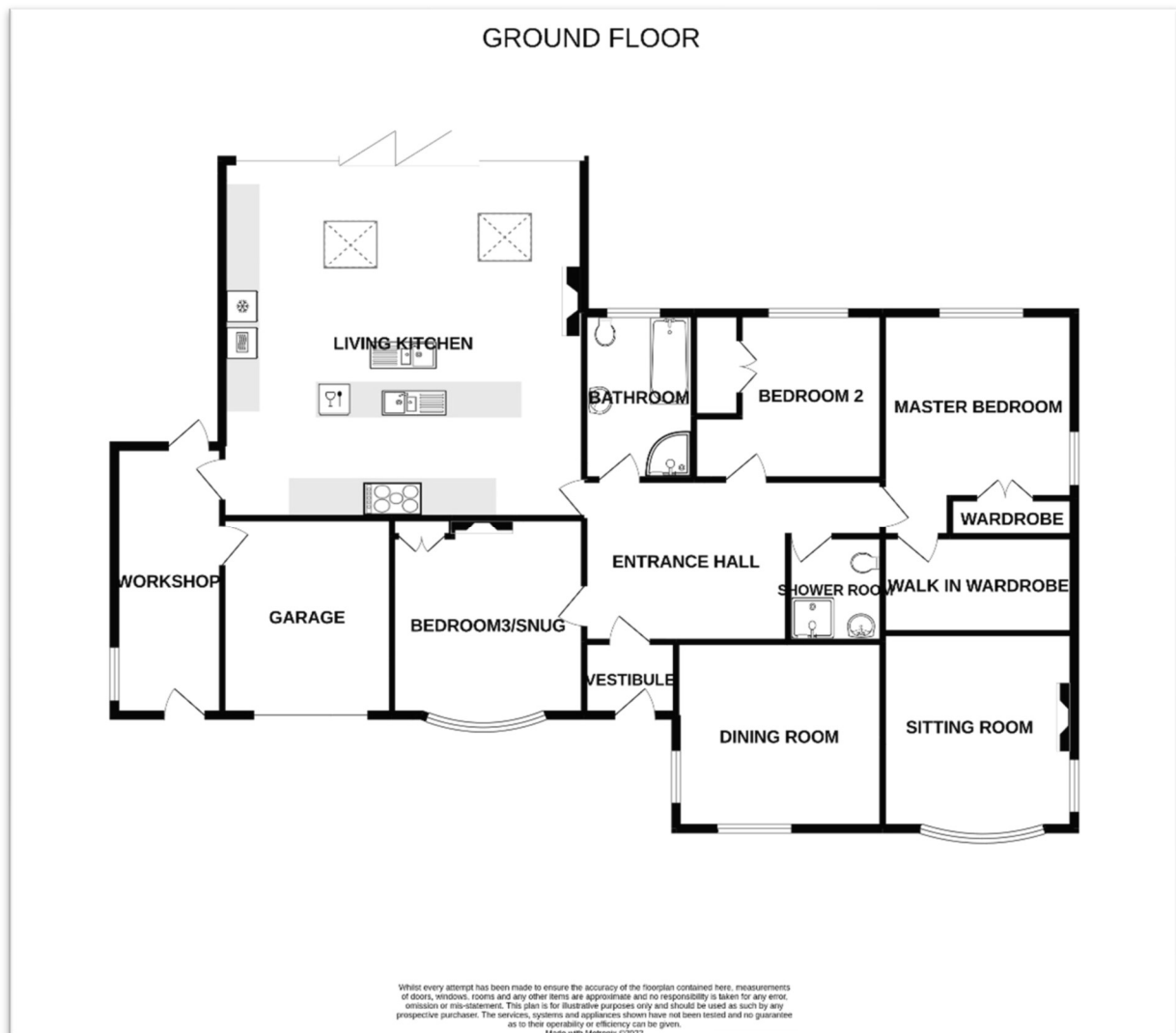
North Yorkshire Council.











**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.