

S.4921



Northallerton
Estate Agency

TREVELYN, 13 WILLOW ROAD
NORTHALLERTON DL7 8RX



A Particularly Conveniently Situated, Well Laid Out & Spacious, Substantial Three Bedroomed Detached Family House in Much Sought After & Highly Desirable Residential Location

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Three Double Bedrooms

Attached Garage & Utility / Rear Garden Room
Private Landscaped Gardens to Rear
Walking Distance of Town & Local Amenities

Offers in Excess of: £330,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Trevelyn, 13 Willow Road, Northallerton DL7 8RX

SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
York	30 miles	Teesside	17 miles
Ripon	14 miles	Leeds	40 miles
Richmond	14 miles	Yarm	15 miles
Catterick	16 miles		

Trevelyn, 13 Willow Road, Northallerton is very conveniently and attractively positioned on a nice sized plot on the favoured south side of Northallerton in premier residential location within easy and convenient walking distance of the Town Centre, County Hall, Railway Station and good schooling.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping and twice weekly markets.

The town is well located for commuting being within 7 miles travelling distance of the A.1 and A.19 trunk roads together with excellent links to the main arterial roadways of the UK. There is an East Coast mainline train station at Northallerton, on the line which links London to Edinburgh and providing a journey time to London of 2 ½ hours approximately. Additionally via the Transpennine route that also calls at Northallerton there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Parks where much renowned walking, cycling, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Scarborough, Whitby 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 National Park and close to local rivers and ponds.

Hospitals - the Friarage Hospital which is within walking distance of the property. James Cook is within easy travelling distance.

Schools - the area is well served by good state and independent schools. The property is within the catchment area for all the Northallerton Primary Schools and is within walking distance of Broomfield and Sacred Heart both of which enjoy an enviable reputation. Local Comprehensive Schools can be found at Northallerton, Thirsk and Richmond whilst independent schools can be found at Yarm, Teesside, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

Racing - Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

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

DESCRIPTION

Trevelyn, 13 Willow Road comprises a brick built with clay tile roof substantial three bedroomed detached family house situated on generous plot in much sought after and highly desirable residential area of Northallerton.

Externally the property enjoys to front a tarmacadam driveway which extends across the front of the property giving access to the attached garage and also offering hardstanding for up to four vehicles. The front garden is arranged behind stone wall with low level stone capped brick pillars. The front garden adjacent to the driveway is lawned with a nice shrub border adjacent to the front wall. The gardens proceed around to the western side and continues with a flagged walkway down the side of the property which is lawn edged with a shrub border, post and plank fencing and gated access into the rear. Path to the eastern elevation gives additional access to the rear. The rear is south facing and opens out into a flagged patio adjacent to the property and a pathway down to a gated access onto the footpath situated to the rear which provides access down to the park, back up to Broomfield Road and across to County Hall. The rear garden has post and plank fencing, shrub borders and is a substantial area of lawn with numerous established shrubs and borders and provides a superb backdrop to the property and due to its south facing position offers great scope for extension at the rear. There is a flagged area on the western side which presently has two sheds and a dog run.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The accommodation is well laid out, spacious and attractively presented with a particular feature being the superb Garden Room to rear. The property enjoys fully fitted kitchen and shower room and has a former double tandem garage to side which is presently is split into Garage and Utility Room.

The property retains considerable scope for extension subject to purchasers requirements and the necessary planning permissions and stands on a plot that would readily accommodate a larger property.

The offering of **Trevelyn, 13 Willow Road** presents an all too rare opportunity for the discerning purchaser wishing to acquire property in a highly sought after, very convenient yet quiet residential area which is nevertheless ideally placed for access to excellent local amenities, County Hall, the railway station and close to attractive countryside and good schooling.

Early inspection recommended to fully appreciate the property, its position, presentation and potential.

ACCOMMODATION

In off driveway under covered porch with light to side through UPVC sealed unit double glazed front door with upper etched glass panel, etched glazed lights to side leading into:

Entrance Hall

3.35m x 2.20m (11' x 7'3")

With coved ceiling., Centre ceiling light point. Radiator. Stairs to first floor. BT telephone point. Door to:

Downstairs WC

2.20m x 0.86m (7'3" x 2'10")

With extension into understairs storage area 2'10" x 4'2". Duoflush WC. Pedestal wash basin with a tiled splashback. Wall mounted mirror fronted bathroom cabinet. Hanging hooks. Aidelle Leevent extractor.

Door from Hallway leads into:

Living Room

7.28m x 4.47m (23'11" x 14'8")

Nicely delineated into sitting and dining areas with overall enjoying coved corniced ceilings, two centre ceiling light points. Bay window to front. Double radiator. Feature fireplace comprising tiled hearth, surround and mantel shelf with open fire to rear. TV and telephone points. Dining area has double radiator. UPVC sealed unit double glazed sliding patio doors out to:

Garden Room

2.49m x 3.66m (8'2" x 12')

Glazed to three sides with solid beamed ceiling. Centre ceiling light point. TV point. UPVC wood effect French door out to patio and gardens. Tremendous views over rear garden.

Door from Dining Room leads into:

Kitchen

3.05m x 2.96m (10' x 9'9")

With tiled floor. An attractive modern kitchen with easy close doors and drawers in cream with wood effect work surfaces, inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Space and point for electric cooker with splashback. Hood over with inset extractor and light. Tiled splashbacks. Built in fridge with unit matched door to front. Unit matched glazed shelved display cabinets with inset lighting. Coved ceiling and ceiling light strip. Double radiator. Door to side gives access to:

Full Length Garage

Split into garage to front and utility to rear.

Utility

3.17m x 3.45m (10'5" x 11'4")

With a raised floor. Range of base and wall and store cupboards. Granite effect work surface with inset single bowl, stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Space for dryer. Space for additional appliances. Centre light point. Floor mounted Thorn gas fired central heating boiler. Upper etched glazed panel double glazed door to rear giving access to gardens. Ramp for easy access. Telephone point. Archway through from the Utility to:

Main Garage Area

3.93m x 3.17m (12'11" x 10'5")

With electrically operated door to front. Ceiling light point. Power points. Shelved storage. Garage and utility could be reincorporated to provide tandem garage.

From the Entrance Hall are:

Stairs to First Floor

With stained and polished balustrades leading up to:

First Floor Landing

2.46m x 1.75m (8'1" x 5'9")

Centre ceiling light point. Attic. Window to side.

L Shaped Bedroom No. 3

3.12m x 3.10m (10'3" x 10'2") max overall into double wardrobe with louvre doors to front and internal hanging and storage.

Coved ceiling. Centre ceiling light point. Radiator.

Bedroom No. 1

4.03m x 3.60m (13'3" x 11'10") plus entrance recess

Mini coved ceiling. Centre ceiling light point. Double radiator. Views over the front elevation.

Bedroom No. 2

4.23m x 3.12m (13'11" x 10'3")

Mini coved ceiling. Ceiling light point. Double radiator. Nice views out to rear.

Shower Room

2.13m x 2.46m (7' x 8'1")

Tiled effect floor. Shower panelled walk in low entry shower tray with Mira Coda mains bar shower. Fitted screen and rail. Half tiled to remainder with shell edged pedestal wash basin and duoflush WC. Double radiator. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage above.

Gardens

The front garden adjacent to the driveway is lawned with a nice shrub border adjacent to the front wall. The gardens proceed around to the western side and continues with a flagged walkway down the side of the property which is lawn edged with a shrub border, post and plank fencing and gated access into the rear. Path to the eastern elevation gives additional access to the rear. The rear is south facing and opens out into a flagged patio adjacent to the property and a pathway down to a gated access onto the footpath situated to the rear which provides access down to the park, back up to Broomfield Road and across to County Hall. The rear garden has post and plank fencing, shrub borders and is a substantial area of lawn with numerous established shrubs and borders and provides a superb backdrop to the property and due to its south facing position offers great scope for extension at the rear. There is a flagged area on the western side which presently has two sheds and a dog run.

Sheds & Dog Run

7.32m x 1.22m (24' x 4') overall

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 & Drainage.

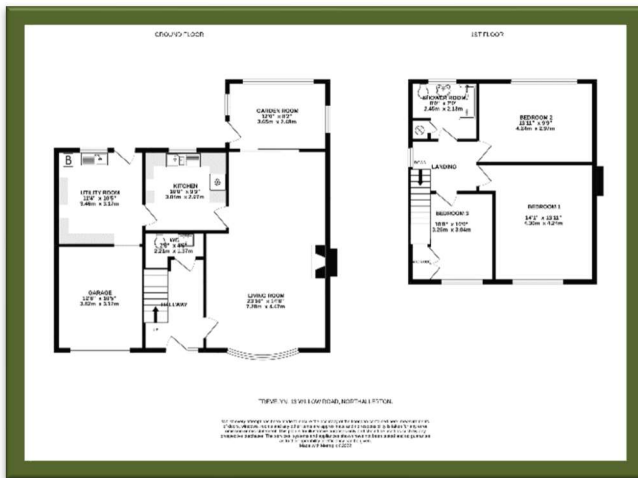
LOCAL AUTHORITY:

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

COUNCIL TAX BAND:

The council tax band is **D**.





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.