



S.4971

Northallerton
Estate Agency

46 THE CRESCENT
NORTHALLERTON DL6 1EY



**A Three Bedroomed End of Terrace Family House in Need of Updating
& Modernisation in Convenient Residential Location Close to Good
Local Amenities**

**UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Well Laid Out Accommodation**

**With Scope for Extension Subject to PP's
Parking & Car Port to Front
Good Sized Garden to Rear**

Offers in the Region of £175,000
OFFERED CHAIN FREE – EPC RATING - D

46 The Crescent, Northallerton DL6 1EY

SITUATION

Bedale	7 miles	Darlington	15 miles
Thirsk	7 miles	Teesside	17 miles
A.1	7 miles	A.19	8 miles
York	30 miles	Richmond	14 miles

46 The Crescent is situated off Valley Road which takes access off Bullamoor Road giving easy access into the town centre and to adjacent countryside. The town of Northallerton has a full and comprehensive range of educational, recreational and medical facilities together with good and varied high street shopping and twice weekly markets.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A1 and A19 trunk roads and are located within 8 miles travelling distance of the property, offering access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. Additionally, the Transpennine line which calls at Northallerton and Darlington Stations provides access to Newcastle, Middlesbrough, York, Leeds, Manchester, and Liverpool and Manchester Airports. International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated with an hour's travelling distance of the Yorkshire Dales and North York Moors National Park where renowned walking, riding and leisure activities can be found. The property is within an hour of the coast at Whitby, Scarborough and Redcar.

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.

DESCRIPTON

The property comprises a traditional brick built with clay pantile roof end of terrace 3-bedroomed family house enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating.

Externally the property is accessed onto concrete driveway offering hard standing for two vehicles and giving access to a covered car port. The front garden is lawned gardens arranged behind a privet hedge and fenced to the left-hand side with a shrub border. The property enjoys a large lawned garden to the rear with scope for patio adjacent to the rear of the property. Internally the property enjoys well laid out three bedroomed accommodation which is dated and offers tremendous scope for updating, modernisation and the property retains scope for extension.

ACCOMODATION

Entrance Hall

4.32m x 1.80m (14'2" x 5'11")

Ceiling light point, radiator, and Stairs to First Floor.

Sitting Room

3.66m x 3.66m (12' x 12')

Centre ceiling light point, radiator, tv & telephone point.

Room enjoys a tiled hearth with a gas fire.

Dining Room

3.32m x 2.74m (10'11" x 9')

Centre ceiling light point and radiator. Door to understairs store cupboard. Tiled hearth, with a new world gas fire. The rooms opens out into:

Kitchen

3.78m x 2.69m (12'5" x 8'10") max

Two ceiling light points. Gas cooker. Space and plumbing for washing machine. Space for fridge. Range of base and wall cupboards. Worksurfaces with a single drain and single bowl stainless steel sink unit. Wall mounted Potterton Titanium Combination condensing gas fire central heating boiler. Door to side gives access out to:

Covered Internal Corridor

2.49m x 1.06m (8'2" x 3'6")

Doors to front and rear. Two rear doors give access to outside.

1 Store Shed

2.94m x 1.83m (9'8" x 6')

Internal shelving, light and power.

First Floor Landing

3.01m x 2.40m (9'11" x 7'11")

Ceiling light point. Attic access. Built in linen cupboard.

Bedroom 1

2.69m x 2.33m (8'10" x 7'8")

Exposed plank flooring. Ceiling light point and radiator.

Bedroom 2

3.66m x 3.15m (12' x 10'4")

Ceiling light point and radiator. Built in shelf store cupboard.

Bedroom 3

3.32m x 3.12m (10'11" x 10'3")

Ceiling light point and radiator. Built in shelf store cupboard.

Bathroom

1.67m x 1.42m (5'6" x 4'8")

Painted wood panel bath. Matching wash basin. Fully tiled around the bath with a Tritan Aqua Electric Shower. Ceiling light point and radiator.

W/C

1.67m x 0.81m (5'6" x 2'8")

Duo flush W/C, ceiling light point and window to rear.

Rear Garden

The front garden is lawned gardens arranged behind a privet hedge and fenced to the left-hand side with a shrub border. The property enjoys a large lawned garden to the rear with scope for patio adjacent to the rear of the property.

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.

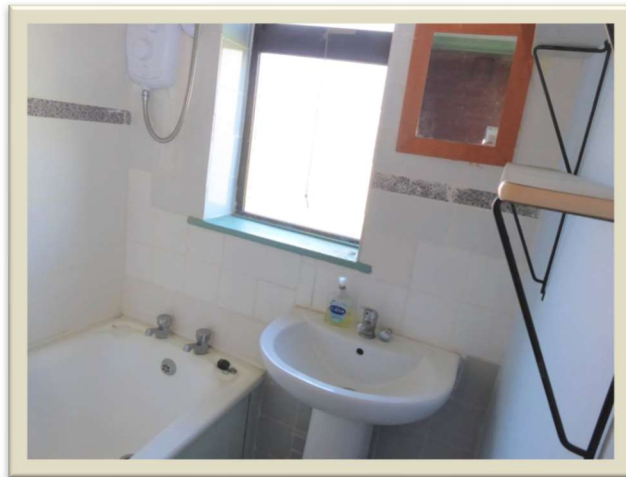
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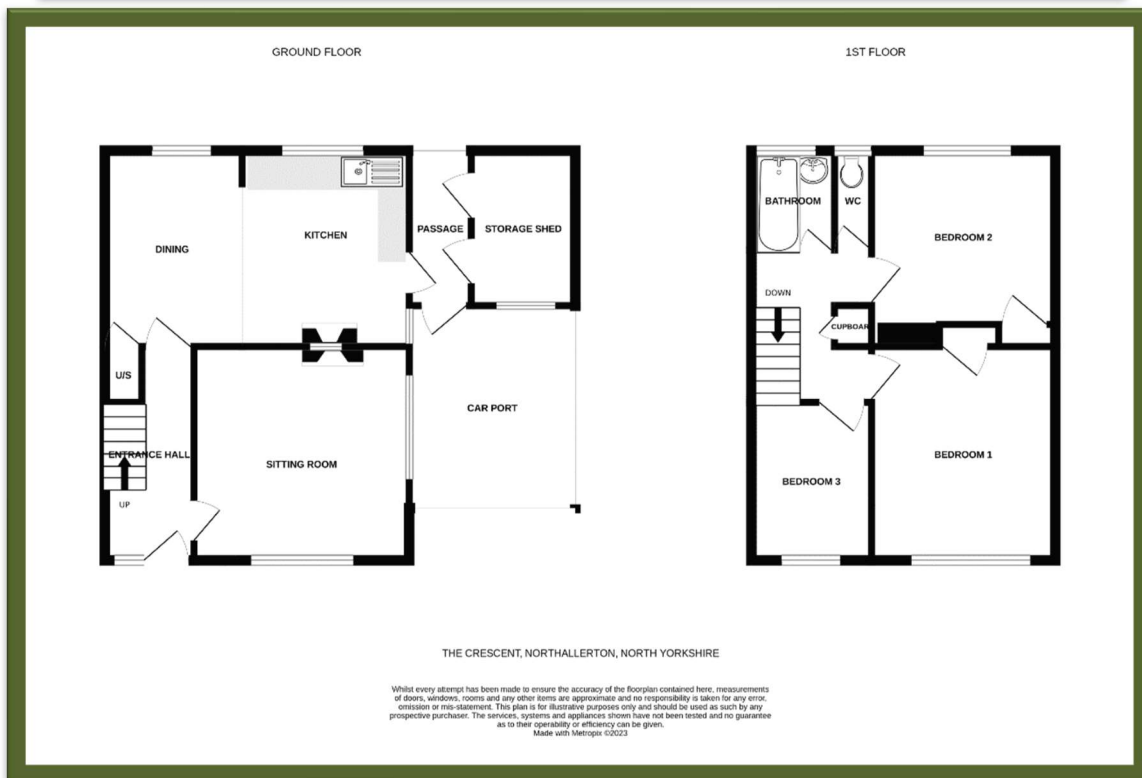
North Yorkshire Council.

COUNCIL TAX BAND:

We are verbally informed by North Yorkshire Council that the Council Tax Band is C.

EPC RATING - D





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.