

S.4988



Northallerton
Estate Agency

167 BANKHEAD ROAD
NORTHALLERTON DL6 1JB



A Well Positioned 3 Bedroomed, Substantial Semi Detached Family House on Nice Sized Corner Plot within Walking Distance of Good Local Amenities & Open Countryside

UPVC Sealed Unit Double Glazing
Gas Fired Ducted Air Central Heating
Enclosed Rear Garden

Attached Garage
Generously Proportioned Accommodation
Chain Free – Available for Early Completion

Offers in the Region of £185,000
EPC RATING - D

167 Bankhead Road, Northallerton DL6 1JB

SITUATION

A.1	8 miles	A.19	7 miles
York	30 miles	Darlington`	16 miles
Thirsk	7 ½ miles	Teesside	16 miles

Bankhead Road is situated within walking distance of Northallerton Town Centre. The property occupies a quiet mature corner plot in this convenient residential location, and it is ideally placed for a comprehensive range of local services, amenities, schools and shopping and the property is within the catchment area of a number of renowned local primary schools.

The property is within walking distance of the town centre and the local main line train station which is on the East Coast main line providing a journey time to London of some 2 ½ hours and providing access to stations between London and Edinburgh. Additionally, via the Transpennine line that calls at this station there is access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester airport. Local airports are at Newcastle, Teesside and Leeds/Bradford.

The area is well served by good state and independent schools. A number of local primary schools are within the Northallerton catchment area and comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley.

DESCRIPTION

The property comprises an extended brick built with profile clay tile roof, three bedroomed semi-detached property on a nice corner plot which is well presented but has scope for updating and modernisation but does come with the benefit of UPVC sealed unit double glazing and gas fired ducted air central heating system. There are UPVC soffits and gutters and all main services.

From the front the property is accessed onto a concrete driveway with central cobbled area providing hardstanding for a vehicle and giving access to the attached garage. There are two areas of low maintenance chippings to the front behind a hedge which runs to front and side. A pathway to the side of the garage, gives access to the rear past the ground floor extension via a gated access. The rear has a harlequin flagged patio with step up to decking and chipped seating area with adjacent Astro turf and raised shrubbery. There is a hedged boundary to the rear providing for a nice degree of privacy.

Internally the property has well laid out and spacious, attractively presented accommodation with on the ground floor, an extension to the rear providing for sitting room, living room and good sized dining kitchen, whilst on the first floor there are three good sized bedrooms and a fitted family bathroom.

The offering of this property provides a rare opportunity for the discerning purchaser to acquire a substantial three bedroomed property in a convenient residential area within walking distance of the town centre and attractive open countryside.

ACCOMMODATION

In up step through UPVC sealed unit double glazed front door with upper and lower etched glazed panels into:

Entrance Vestibule

1.79m x 0.98m (5'11" x 3'3")

Double glazed to side providing a high degree of natural light with a ceiling light point. Internal door leads into:

Living Room

6.72m x 3.57m (22'1" x 11'9") narrowing to 2.66m (8'9")

Coved ceiling. Two ceiling light points. Feature fireplace comprising carved and painted Adams style surround and mantel shelf. Cut marble hearth and backplate and a hearth mounted Baxi gas flamed Super Living Flame gas fire. TV, telephone and satellite points. Door to stairs to first floor. Archway to rear gives access to:

Rear Sitting Room

3.12m x 3.22m (10'3" x 10'7")

Coved ceiling with centre light point. Rear full height twin patio doors out to gardens.

Door from Living Room gives access into:

Attractive Good Sized Dining Kitchen

5.76m x 3.42m (18'11" x 11'3") max narrowing to 2.74m (9') width in the dining area

Nicely delineated with a central arch and enjoying a range of honeyed pine base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Space for electric cooker with Creda Plan extractor over hob. Useful recess suitable for additional appliance. Understairs store cupboard with lighting and hanging hooks. Built in airing cupboard housing Felsia High Spec J50 mod air flow series two boiler. Laid wood laminate floor. The dining area has a ceiling light and a full height twin glazed panel door out to rear with adjacent double glazed window and opaque glazed window to side providing a good level of light. TV point.

Stairs to First Floor

With painted balustrades with a central turn and up to:

First Floor Landing

2.59m x 0.86m (8'6" x 2'10")

Ceiling light point. Attic access.

Bedroom No. 3

2.89m x 2.69m (9'6" x 8'10")

With a useful range of fitted bedroom furniture extending to two double wardrobes with single and twin hanging rails. Fitted dressing table with 2 x 3 drawer chest to side and central dressing table and drawer. Bedspace with cupboard storage over and two drawer bedside cabinets together with shelf. Ceiling light point. Duct for the heating.

Bedroom No 1**3.22m x 3.66m (10'7" x 12')**

Ceiling light point. Duct vent.

Bedroom No. 2**3.27m x 2.13m (10'9" x 10'3")**

Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Ceiling light point. Two wall mounted shelves.

Bathroom**2.89m x 2.28m (9'6" x 7'6") overall**

With coloured suite comprising painted panel bath with mixer tap and shower attachment over. Fully tiled around with adjacent white duoflush WC having half tiling to rear. Stand alone white pedestal wash basin with tiled splashback. Ceiling light point.

Gardens

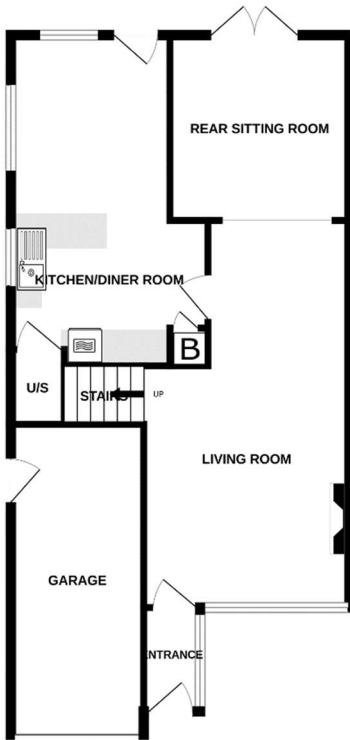
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GENERAL REMARKS & STIPULATIONS**VIEWING** – strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.**TENURE** - Freehold with Vacant Possession upon completion.**SERVICES** – Mains Water, Electricity, Gas and Drainage.**LOCAL AUTHORITY** – North Yorkshire Council.**COUNCIL TAX BAND** – The Council Tax Band is **B**.**EPC RATING** – **D**.**PLEASE NOTE:**

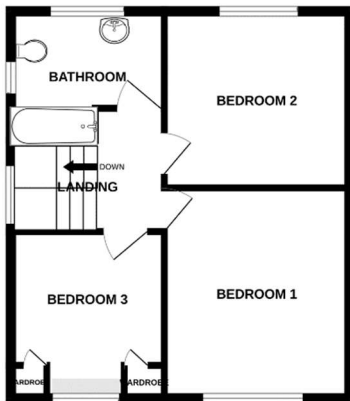
At present the property has a ducted air gas central heating system which is at present providing for ducted air heating but is not providing for hot water which is provided via an immersion heater, and it is our considered opinion that a new heating system will be required for the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.