

82 THIRSK ROAD
NORTHALLERTON



**AN IMMACULATELY PRESENTED INDIVIDUALLY 4-BEDROOMED DETACHED
DOUBLE FRONTED TOWN HOUSE RESIDENCE OF CHARACTER AND DISTINCTION
WITH PLANNING PERMISSION FOR A FIRST FLOOR EXTENSION**

- Planning Permission for Extension
- Craftsmen Built Kitchen & Bathroom
- Large Rear Garden and Patio
- Attached Garage / Workshop
- Much Sought after Residential Location
- Walking Distance of the Town Centre

OFFERS IN THE REGION OF £365,000

82 THIRSK ROAD, NORTHALLERTON

SITUATION

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

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 within an hours travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park 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.

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 and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

Schools – the area is well served by good state and independent schools. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying a enviable reputation and the property is within their catchment areas. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive

countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town

DESCRIPTION

82 Thirsk Road, Northallerton comprises an immaculately presented individual, four bedroomed double fronted town house residence of character and distinction which has been superbly refurbished by the present owners to a particularly high standard using quality fixtures and fittings throughout whilst retaining a very attractive internal and external presentation. The property enjoys well laid out, spacious, light and airy family accommodation which has been enhanced by the addition of a craftsman fitted oak kitchen, exposing and polishing of timber floors, wood floors to the ground floor, the installation of a new quality fitted bathroom and en suite shower room. To the rear the property enjoys the benefit of a very light and airy Breakfast Room which takes direct access from the Kitchen through an attractive archway and enjoys patio doors out onto the patio and superb views onto the 80' rear lawned garden.

On the ground floor the property enjoys an attractive entrance hall giving access to good sized, immaculately presented Sitting and Dining Rooms together with the aforementioned Kitchen and Breakfast Room. Also on the ground floor there is an attached Garage offering scope for further extension and presently utilised as Garage/Workshop with utility area to rear.

On the first floor there are 4 bedrooms with the Master Bedroom enjoying En Suite Shower Room.

The property occupies a large plot nicely set back from Thirsk Road giving excellent access to the town centre and Thirsk. It is attractively laid out to front with tarmac and block paved driveway and hard standing with additional chippings hard standing to side suitable for caravan, vehicles etc.

The remainder of the front is lawned with attractive shrub borders and hedge boundary to front providing a nice break from the verge and giving a good degree of privacy. There are shrubbed borders to the side of the property with a central wrought iron gate giving good access to rear where there is a storage area adjacent to the house with coal bunker and outside tap. The rear of the property opens up

onto attractive laid stone sun terrace. There are French doors and steps down from the dining area and the rear garden is predominantly lawned with attractive shrubbed borders. The close boarded fencing provides a high degree of privacy and the rear garden is approximately 80' long by 30' wide providing a lovely backdrop to the property.

The offering of **82 Thirsk Road** presents a rare opportunity for a discerning purchaser looking to acquire a particularly sought after property in an excellent residential area which enjoys the benefit of superb internal and external presentation, good sized private gardens and a location which is very convenient for walking to the town centre and is ideally placed for commuting. Early inspection is particularly recommended to fully appreciate the presentation and potential of this property.

ACCOMMODATION

In under attractive covered entrance, up step and through original hardwood front door with brass furniture and attractive leaded and coloured glass lights to side leading into:

Entrance Hall 2.41m x 5.62m (7'11" x 18'5")

With attractive stripped and polished pine floor. Coved corniced ceiling. Ceiling light point. Stairs to First Floor. Radiator with attractive radiator cover. Panelled stairway opening to:

Downstairs WC

With duo flush WC. Wall mounted wash basin. Fully tiled walls. Inset light and mirror. Inset extractor fan and sensor automatic light.

Built in Understairs Store Cupboard

With wall light point.

Sitting Room 5.31m x 4.85m (17'5" x 15'11") max into good sized bay

With exposed and polished wood floor. Coved corniced ceiling. Centre ceiling light point. Fitted picture rail. 5 wall light points. Double Radiator. Feature fireplace comprising cut marble surround and mantle shelf, cast inner with attractive tiled reliefs. Tiled hearth and inset open grate.



Inner Hallway

With Ceiling light points.

Dining Room 3.48m x 3.94m (11'5" x 12'11")

With Coved corniced ceiling. Ceiling light point. 2 Wall light points. Exposed and polished wood floor. Fitted dado rail. Double Radiator with attractive radiator cover. Particularly nice light and airy room which is secondary glazed and has particularly attractive views out onto patio and gardens.

Kitchen with Separate Breakfast Room 6.02m x 3.68m (19'9" x 12'1") overall

Kitchen Area

With a very attractive craftsmen fitted solid oak kitchen comprising extensive range of base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer, coated sink unit having mixer tap over. Unit inset Electrolux 4 ring ceran hob and Zanussi built in double oven and eye level grill. Built in eye level larder fridge. Built in dishwasher. Tiled splashbacks. Inset ceiling light spots. Archway through to:

Breakfast Area

Plenty of natural light having inset two velux roof lights. Inset ceiling light spots. French doors out to rear patio. Two wall light points. Radiator.



Stairs to First Floor

With exposed and polished pine balustrade with painted spindles leading up to:

Landing

3.91m x 3.13m (12'10" x 10'3") overall

With ceiling light point. Loft access. Coved corniced ceiling.

Master Bedroom

4.82m x 4.52m (15'10" x 14'10")

Light and airy room with Coved corniced ceiling. Ceiling light point. Double Radiator. Telephone point. Central chimney breast providing alcoves to side which would accommodate built in bedroom furniture.

En-Suite Shower Room

2.03m x 0.96m (6'8" x 3'2")

Fully tiled with double tray with Triton mains shower. Unit mounted wash basin with easy turn tap and cupboard storage beneath. Contrasting tiled dado rail. Wall mounted shaver mirror. Inset ceiling light spots.

Bedroom No. 2

3.91m x 3.45m (12'10" x 11'4")

With Coved corniced ceiling. Ceiling light point. Double Radiator. Wood laminate floor. Attractive views onto rear garden.

Bedroom No. 3

3.48m x 2.30m (11'5" x 7'7") max

L Shaped Room. Ceiling light point. Radiator. Wood laminate floor. Built in wardrobe having cloaks hanging rail with shelved storage beneath and over

Bedroom No. 4

2.92m x 1.86m (9'7" x 6'1")

With Coved corniced ceiling. Ceiling light point. Wood laminate floor. Airing cupboard with lagged cylinder.

Bathroom

1.83m x 2.89m (6' x 9'6")

Fully tiled with contrasting tiled dado rails. Coved corniced ceiling. Ceiling light point. White suite comprising panelled bath with Triton T80SI mains shower over. Matching WC. Vanity unit with inset wash basin and cupboard storage beneath. Wall mounted shaver mirror and light. Wall mounted heated towel rail and radiator.



OUTSIDE

Attached Garage

3.45m x 6.10m (11'4" x 20')

With up and over door to front. Pedestrian door to rear. Concrete floor. Light and power. Range of built in base units with space and plumbing for auto wash. Space for dryer. Wall mounted Baxi gas fired boiler.

Planning Permission has been granted to provide a First floor extension over the Garage.

GARDENS

The property is attractively laid out to front with tarmac and block paved driveway and hard standing with additional chippings hard standing to side suitable for caravan, vehicles etc.

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The rear of the property opens up onto attractive laid stone sun terrace. There are French doors and steps down from the dining area and the rear garden is predominantly lawned with attractive shrubbed borders. The close-boarded fencing provides a high degree of privacy and the rear garden is approximately 80' long by 30' wide providing a lovely backdrop to the property.



PLANNING PERMISSION

Planning Permission has been agreed on the property under Notice of Decision No. 06/02466/FUL for a First floor extension to existing dwelling.

COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is E.

PLEASE NOTE: Mr Tim Pennington BSc (Hons) MRICS is dealing with the sale of this property. If you have any queries relating to the sale please contact him on (01609) 771959.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

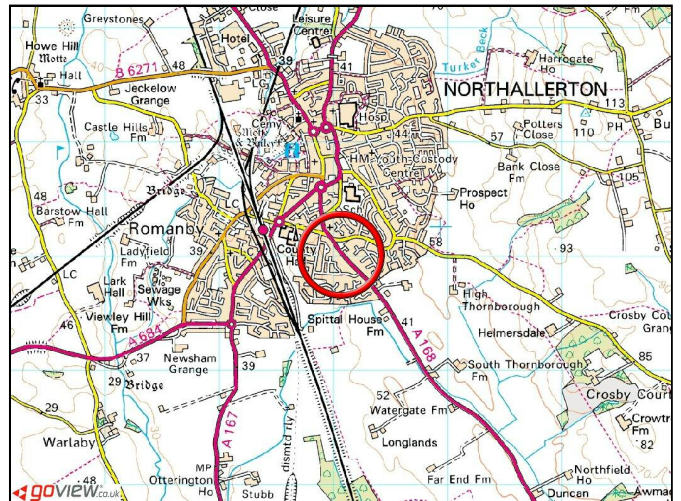
Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY

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



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 important 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.

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