

**83 BOROUGHBRIDGE ROAD
NORTHALLERTON, NORTH YORKSHIRE DL6 1QU**



**A VERY CONVENIENTLY SITUATED, WELL LAID OUT AND SPACIOUS
3-BEDROOMED DETACHED BUNGALOW ON NICE SIZED PLOT**

- Well Laid Out and Spacious Accommodation
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Within Walking Distance of Local Amenities
- Gardens to Front and Rear
- Attached Garage & Driveway for Parking
- Scope for Updating & Modernisation
- Potential for Extension Subject to PP's

OFFERS IN THE REGION OF £215,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

83 BOROUGHBRIDGE ROAD, NORTHALLERTON DL6 1QU

SITUATION

A.19	6 miles	A.1	7 miles
Bedale	8 miles	Teesside	16 miles
Darlington	17 miles	Yarm	13 miles
Richmond	14 miles	York	30 miles

(all distances are approximate)

83 Boroughbridge Road is pleasantly situated on the favoured south side of the very popular and much sought after town of Northallerton being the County Town of North Yorkshire. The property lies within convenient and easy commuting distance of Bedale. A1 and A.19 Trunk Roads, Teesside, York and Darlington.

The town of Northallerton has a good and comprehensive range of educational, recreational and medical facilities, together with good high street shopping and weekly markets.

The property itself lies within easy walking distance of Northallerton Town Centre, the mainline Railway Station, County Hall and the local Doctors Surgery. As mentioned the property is ideally located for commuting being within walking distance of the East Coast Mainline Train Station at Northallerton, which links London to Edinburgh and brings London within 2 ½ hours commuting time.

The A.1 and A.19 Trunk Roads are both within easy reach and offer good communications both North and South, linking into the main arterial roadways of the UK.

The area lies between the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. In and around the town of Northallerton, there is a good additional walking, fishing, shooting and golf to be enjoyed.

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

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Schools – the area is well served by good state and independent schools. There are a number of locally renowned primary schools and the property is within walking distance of Romanby Primary School, Broomfield, Sacred Heart and there are a number of additional renowned primary schools within Northallerton. Local comprehensive schools are to be found at Northallerton, Thirsk and Bedale whilst independent Schools are

to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, and Northallerton Cricket Club.

The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

DESCRIPTION

83 Boroughbridge Road comprises a traditionally constructed brick built with clay tile roof, 3-bedroomed detached bungalow residence which is situated on a good sized plot within walking distance of a host of good local amenities.

Internally the property enjoys the benefit of well laid out and spacious 3-bedroomed accommodation which comes with the benefit of gas fired central heating and full UPVC sealed unit double glazing. Whilst enjoying well laid out and spacious accommodation the property would benefit from updating and modernisation and does retain considerable scope for extension subject to Purchasers requirements and the necessary Planning Permissions.

Externally the property enjoys gardens to front and rear with the front garden comprising a good sized area of lawn with mature shrub borders and walkway through and having pedestrian access off Boroughbridge Road. The property is nicely positioned behind good hedged screening offering a nice degree of privacy. To the side, the property has an area which would readily accommodate an extension whilst to the rear the property has lawned garden with concrete hardstanding to side giving access to the garage and providing parking for additional vehicles

The offering of **83 Boroughbridge Road** presents an all too rare opportunity for the discerning Purchasers to acquire a substantial bungalow residence situated in a sought after residential area with scope for updating and modernisation together with potential for extension subject to Purchasers' requirements and the necessary planning permissions.

The property is offered chain free and available for early completion. Early inspection recommended.

ACCOMMODATION

Covered Entrance Porch

Entrance Hall

5.15m x 1.88m (16'9" x 6'2").

Cove Cornice Ceiling. Radiator. 2 Wall Light Points. Ceiling Light Point. Airing Cupboard with Lagged Cylinder, Immersion Heater and Shelved Storage.

'L' shaped Lounge/Diner

5.21m x 3.13m (17'11" x 10'3") and 2.16m x 3.53m (7'11" x 11'6").

Inset Freestanding Fireplace with Hearth Mounted Gas Fire with Central Heating Back Boiler. 4 Wall Light Points. Ceiling Light Point with Ceiling Rose. Cove Cornice Ceiling. Door to Hallway and Kitchen. Radiator.

Kitchen

5.79m x 3.01m (19' x 9'9").

Range of Built in Base and Wall Cupboards. Worksurfaces with inset Single Drainer Stainless Steel Sink Unit. Built In 4 Ring Hob and Single Oven and Grill. Space for fridge freezer. Ceiling Light Point. Tiled Splashbacks. Radiator. Door to outside.

No 1 Bedroom

3.99m x 2.77m (13'11" x 9'10").

Radiator. Ceiling Light Point. Telephone Point.

No 2 Bedroom

2.65m x 3.38m (8'7" x 11'10") max into Bay Window.

Ceiling Light Point. Radiator.

No 3 Bedroom

2.77m x 2.43m (9'10" x 8').

Radiator. Ceiling Light Point.

Bathroom

2.43m 1.67m (8' x 5'5").

Suite comprising Panelled Bath with Mixer Taps and Shower attachment, Pedestal Wash basin and WC. Half Tiled Walls. Radiator. Wall Mounted Mirror Fronted Bathroom Cabinet. Fitted Shower Rail and Curtain.

Garage

4.897m x 2.47m (16' x 8'11").

Up and Over Door to the Front. Pedestrian Door to the side. Concrete Floor. Light and Power. Wall Mounted Enamelled Sink Unit. Space and Plumbing for Washer. Double Glazed Window to the rear.

OUTSIDE

The property enjoys gardens to front and rear with the front garden comprising a good sized area of lawn with mature shrub borders and walkway through and having pedestrian access off Boroughbridge Road. The property is nicely positioned behind good hedged screening offering a nice degree of privacy. To the side, the property has an area which would readily accommodate an extension whilst to the rear the property has lawned garden with concrete hardstanding to side giving access to the garage and providing parking for additional vehicles

DIRECTIONS

Proceed off Boroughbridge Road down Helmsley Way, then onto Castleton Avenue and Penhill Court. The property is located at the end of Penhill Court.

GENERAL REMARKS & CONDITIONS

VIEWING

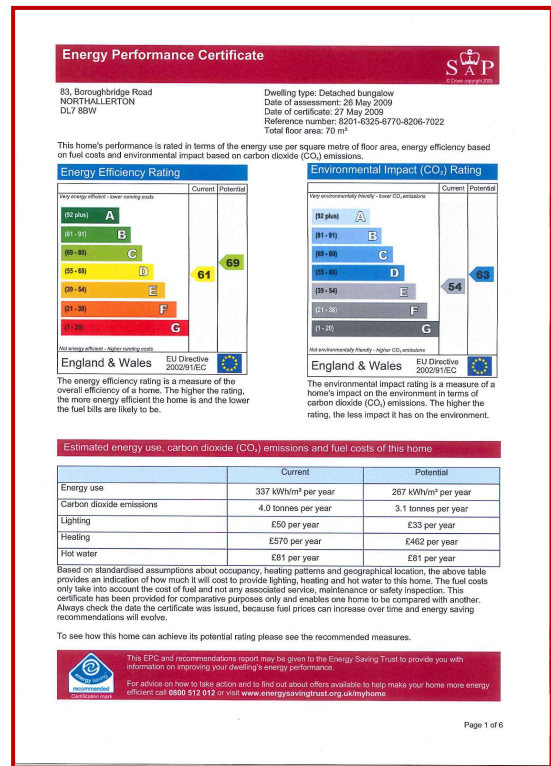
By appointment with Northallerton Estate Agency – Tel: (01609) 771959.

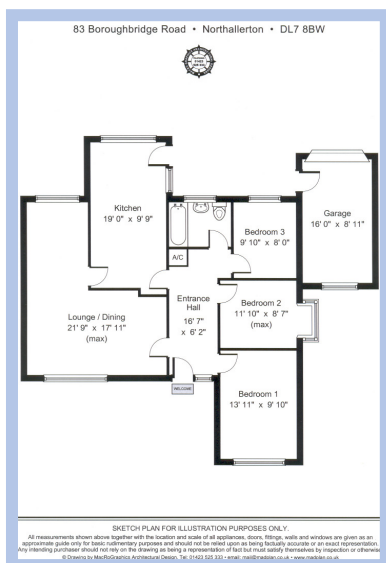
SERVICES

Mains Water, Electricity and Drainage.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is 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.