

5 LASCELLES LANE
NORTHALLERTON, DL6 1EP



An Attractive, Well Presented & Conveniently Positioned Substantial 3-Bedroomed Semi Detached Family House with Potential to Extend

- 3-Bed Traditional Family House
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Extended on Ground Floor
- Good Sized Gardens Front & Rear
- Attached Garage & Driveway

Offers in the region of: £185,000
Offers Chain Free & Available for Early Completion

5 Lascelles Lane, Northallerton DL6 1EP

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles	Yarm	13 miles
Ripon	16 miles	Richmond	14 miles

(All distances are approximate)

Lascelles Lane is situated just outside the centre of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property enjoys a convenient yet quiet location but within walking distance of the Town Centre, County Hall, Police Headquarters and Railway Station. The property occupies a pleasant position which enjoys a garden area to the front and rear.

The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately two hundred yards away at Northallerton and is a renowned Hospital.

Schools – the area is well served by good state and independent schools. Primary Schools at Northallerton, Romanby and Brompton. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned 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 – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington

DESCRIPTION

The property comprises brick built with pantile roof, 3 bedroomed semi-detached traditional family house which has been extended to the ground floor but still has potential to further extend subject to planning permission. The property has been superbly refurbished by the current owners and is offered in good condition and enjoys well laid and spacious family accommodation.

To the front the property is arranged behind a stone built wall, with to the left hand side are twin wrought iron gate posts with gates leading onto a concrete driveway and giving access to garage and offering hardstanding for parking.

The front garden is mainly lawned with shrub borders to three sides and from the concrete driveway, the pathway continues round to the rear and to the front door. The rear garden comprise an extensive area of flagged patio, purpose built barbeque and seating area opening out onto two areas of lawn. The rear garden enjoys post and plank fencing all around providing a nice degree of privacy and there is a space and base for shed.

Internally the property enjoys UPVC double glazing, gas fired central heating, quality fitted kitchen in set large open plan living area with delineated areas for cooking, sitting and dining. The ground floor is completed with a separate sitting room. On the first floor there are three bedrooms and quality fitted bathroom.

There is scope to extend over the garage to provide additional bedroom space subject to necessary planning permissions.

ACCOMMODATION

In through covered entrance with UPVC sealed unit double glazed front door with opaque internal light into:

Entrance Hall

4'1" X 3'8" (1.25m X 1.11m)

With ceiling light point. Stairs to first floor. Access into:

Sitting Room

10'11" x 17'6" (3.33m x 5.33m)

This room enjoys the benefit of feature fire place comprising painted surround, cut slate hearth, brushed steel and leaded back plate and basket grate. Painted mantle shelf.

Original chimney breast alcove, built in storage cupboard, with drawers to bottom and glass fronted shelved display cabinets above. Windows to front and rear providing a high degree of natural light. Good views out onto rear garden and patio.

This room enjoys the original picture rail, ceiling light point, double radiator and telephone point. Door through to:

Access from hallway gives access to:

Open plan Living Kitchen nicely delineated into sitting, dining and kitchen areas.

Sitting Area

11'6" x 11'4" (3.50m x 3.45m)

Enjoying fitted picture rail, ceiling light point, wall mounted inset living flame gas fire. Telephone and TV points. Double radiator.

Archway through into:

Kitchen/Dining Room

15' x 12'3" (4.57m x 3.74m)

Plus rear area 3'5" x 7'10" 1.04m x 2.38m)

All open plan. Fully tiled floor. Space suitable for substantial dining table, fridge freezer and enjoying a double radiator. Additional telephone point. Door to good sized under stairs storage area.

Main kitchen has extensive range of base cupboards topped with granite effect work surface with inset 1½ bowl single drainer stainless steel sink unit. Whirlpool 9kg washing machine, Bosch Excel Dishwasher and Gourmet Classic double oven. Tiled splash backs, windows to three sides providing a high degree of natural light, good views out onto rear patio and gardens.

Side UPVC sealed unit double glazed door with upper etched glass panel.

Door leading to additional shelf storage area **7'4" x 2'4" 2.23m x .71m).**

Stairs to first floor with fitted painted balustrade leading up to:

First Floor Landing

3'8" x 7'7" max overall (1.11m x 2.31m)

Enjoying the benefit of picture window looking out onto rear garden.

Attic access, ceiling light point and radiator. Access to bedrooms.

Bedroom 1

11 x 11'11" max (3.35m x 3.63)

Radiator, ceiling light point. Built in double wardrobe with hanging rail.

Bedroom 2

11'7" x 9'6" 3.53m x 2.89m)

With built in double wardrobe with hanging rails and shelf storage above.

Bedroom 3

7'8" x 8'1" (2.33m x 2.47)

Radiator, ceiling light point.

Bathroom

5'4" x 7'5" (1.62m x 2.26m)

Tiled floor, fully tiled walls with contrasting tiled dado rail. White suit comprising pine panelled bath, thermostatically controlled mains shower over bath. Matching pedestal wash basin & duo flush WC. Wall mounted glass shelf and shaving mirror. Chrome heated towel rail. Inset ceiling spot lights and extractor fan.

Attached Garage

7'11" x 18'2" (2.41m x 5.54m)

With concrete floor. Up and over door to front, pedestrian door to rear.

Enjoys the benefit of light and power.

Gardens

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The front garden is mainly lawned with shrub borders to three sides and from the concrete driveway, the pathway continues round to the rear and to the front door. The rear garden comprise an extensive area of flagged patio, purpose built barbeque and seating area opening out onto two areas of lawn. The rear garden enjoys post and plank fencing all around providing a nice degree of privacy and there is a space and base for shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Drainage, Electricity and Gas.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is B. Please check the annual charge with Hambleton District Council.



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.