

3 LASCELLES LANE
NORTHALLERTON DL6 1EP



A SUBSTANTIAL 3-BEDROOMED SEMI DETACHED FAMILY HOUSE
SET IN GOOD SIZED GROUNDS

- Well Appointed 3 Bedroomed Family House
- Set in Good Sized Grounds
- Double Glazed and Gas Central Heating
- Within Walking Distance of Town Centre
- Hard Standing for a Number of Vehicles
- Available from Early May 2010

RENT: £575 Per Calendar Month

3 LASCELLES LANE, NORTHALLERTON

SITUATION

A.1	6 miles	A.19	7 miles
Richmond	15 miles	Bedale	7 miles
Teesside	16 miles	Darlington	18 miles
York	30 miles	Thirsk	7 miles

(All distances are approximate)

3 Lascelles Lane is conveniently situated just outside of the centre of the popular thriving market town of Northallerton, the County Town of North Yorkshire and is situated within walking distance of the Town Centre and all local amenities. The town of Northallerton enjoys a pleasant semi rural position amidst good open countryside and is within reasonable commuting distance of Darlington, Teesside and also the A.1 and A.19 trunk roads.

Additionally there is good access to Richmond, Yarm, York and Leeds.

The town of Northallerton has a full and comprehensive range of educational, recreational and medical facilities and there are a number of attractive villages in the area with Public Houses etc.

The area is particularly well situated 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, Leeds, York, Manchester, Liverpool and Manchester Airport.

The aforementioned A.1 and A.19 trunk roads are both within easy reach and offer excellent communications both north and south and also link into the A.66 giving excellent communications east and west and linking into the main arterial road networks of the UK.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford and Newcastle.

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 hours' drive of the Coast at Scarborough, Whitby and Redcar which offers further opportunity for varied and interesting leisure activities.

In and around Northallerton there is additionally good walking, fishing, riding, cycling and golf 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.

Hospital – the Friarage Hospital is a renowned Hospital situated within Northallerton.

Schools – the area is well served by good state and independent schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools are at Polam Hall (Darlington), Hurworth, 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 the 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.

DESCRIPTON

The property comprises a very conveniently positioned and substantial 3-bedroomed semi-detached Town House property situated in a good residential area.

Externally the property enjoys the benefit of good sized gardens to front and rear with the rear garden enjoying a high degree of privacy. There is hard standing to side for a number of vehicles on the concrete driveway.

The offering of this property presents a rare opportunity to rent an attractive, substantial Town House property in a very convenient position.

ACCOMMODATION

In through covered Entrance Porch through UPVC double glazed front door with inset leaded lights into:

Entrance Hall
With ceiling light point. Inset mat well and stairs to first floor.

Sitting Room
20' x 10'11" (6.09m x 3.33m) max into bay

With feature fireplace having marble effect hearth and inset surround with inset electric task coal effect fire. Additional oak surround and mantle shelf. Built in stripped pine original cupboard enjoying glazed fronted display shelving above with cupboard and drawer storage beneath. 2 x double radiator. Ceiling light point. TV point. Telephone point. Views over front and rear gardens. Door through into Kitchen.

Dining Room

11'6" x 12'2" (3.50m x 3.71m) max into bay

Ceiling light point. Double radiator. TV point. Inset wall mounted shelved display unit. Door from Hallway and door into:

Kitchen

16'4" x 7'2" (4.98m x 2.18m)

With good range of fitted base and wall cupboards, work surfaces with inset single drainer stainless steel sink unit having chrome mixer tap over. Space and plumbing for auto wash. Space and vent for dryer. Space and point for gas or electric cooker. Extractor hood and light over. Space for fridges freezers etc. Tiled splash backs. Ceiling light point. Radiator. UPVC double glazed door to rear giving access to rear patio and gardens. Views out onto rear garden. Wall mounted Valiant Gas Fired Combi boiler.

Door to under stairs storage cupboard.

2'10" x 5'3" (0.86m x 1.60m) with wall light point and cloaks hanging.

Stairs to First Floor

Painted balustrade and spindles leading up to:

Landing

With attic access. Ceiling light point. Double radiator.

Bedroom 1

12'7" x 12'1" (3.84m x 3.69m)

With ceiling light point and double radiator. Numerous power points.

Bedroom 2

13'3" x 9'4" (4.04m x 2.84m)

With ceiling light point. Double radiator. Power points.

Bedroom 3

8' x 7'8" (2.44m x 2.33m)

Ceiling light point. Double radiator. Power points.

Bathroom

4'11" x 7'5" (1.50m x 2.26m)

With white suite comprising panelled bath with mains shower over. Matching pedestal wash basin and WC. Fully tiled shower area and half tiled walls to remainder of bathroom. Double radiator. Ceiling light point. Vectair Extractor fan. Wall mounted towel rail.

GENERAL REMARKS AND STIPULATIONS

RENT

£575.00 per calendar month

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them, together with a cheque for **£30.00** per form / person.

BOND

The Tenant will be required to pay a Bond of **£600.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to the normal wear and tear and subject to all rents being paid p to date.

AGENTS FEES

The Tenant will be required to pay the Agents Fees of **£176.25** in preparing the Tenancy Agreement and Counterpart.

COUNCIL TAX

The Tenant will be responsible for paying the Council Tax on the property. We have been verbally informed by Hambleton District Council that the Council Tax Band is B.

SERVICES

Mains Water, Electricity, Gas and Drainage. The Tenant will be responsible for paying all mains services.

INSURANCE

The Landlord will insure the structure of the property and his contents and the Tenant will be responsible for the insurance of his or her contents.

PETS

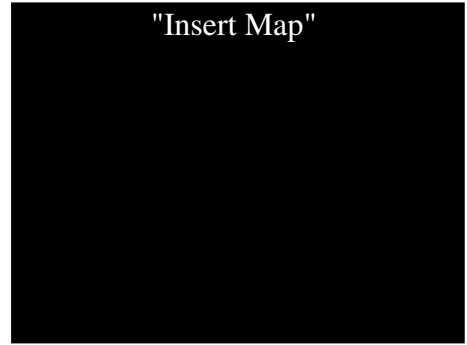
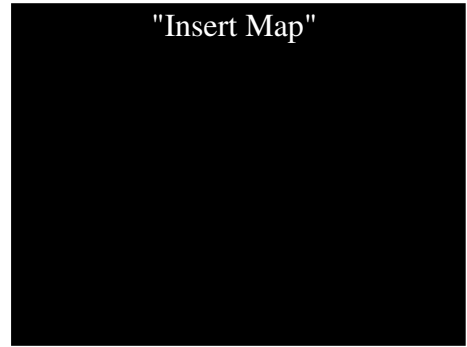
The property is let on the understanding that no pets will be kept on the property without the prior written consent of the Landlord.

DECORATION

The property is let on the understanding that no re-decoration will take place without the prior written consent of the Landlord.

VIEWING

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



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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