

**2 HUTCHINSON DRIVE
NORTHALLERTON**



A SUPERBLY POSITIONED, WELL LAID OUT AND SPACIOUS 2-BEDROOMED SUPERIOR BUNGALOW RESIDENCE WHICH SITS ON A BEAUTIFUL PLOT ENJOYING PARTICULARLY FINE GARDENS TO REAR

- Walking Distance to Local Amenities
- Part Sealed Unit Double Glazed
- Gas Central Heating
- Good Sized Attached Garage
- Very Attractive Spacious Accommodation
- Particularly Fine Rear Gardens

OFFERS IN THE REGION OF £280,000 - £300,000
AVAILABLE FOR EARLY COMPLETION

2 HUTCHINSON DRIVE, NORTHALLERTON

SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles

(all distances are approximate)

2 Hutchinson Drive is situated at the favoured southern side of Northallerton within easy walking distance of the Town Centre of this much sought after and highly desirable North Yorkshire Market Town, the County Town of North Yorkshire.

The property occupies a superb plot in a slightly elevated position within particularly convenient walking distance of County Hall, Railway Station and Town Centre.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied shopping and twice weekly markets.

The town is well located for commuting, being within 7 miles travelling distance of the A.1 and A.19 Trunk Roads, with excellent links to the main arterial roadways of the UK. There is an East Coast Mainline Train Station at Northallerton, on the line which links London to Edinburgh, and providing a journey time to London of 2 ½ hours approximately. Additionally, via the Transpennine route that also calls at Northallerton, there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teeside, Leeds/Bradford and Newcastle.

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 National Park and close to local rivers and ponds.

Additionally the property is within an hours-travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking and 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 can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a superbly presented, superior 2-bedroomed detached bungalow residence, which is brick built under a clay tile roof. It is situated on a superb plot with tremendous scope for extension subject to purchaser's requirements and necessary planning permissions.

The property is part sealed unit double glazed and has gas fired central heating. To the front it has a good area of low maintenance chippings garden with deep shrubbed borders which extend round to the side. To the rear it enjoys a particularly fine garden which is a particular feature of the property and is made up of crazy paved patio area, steps up to large rear lawn with close boarded fencing together with additional flagged and seating areas and well stocked, well maintained landscaped borders and shrubberies.

Internally the property is well laid out and spacious. At present it is arranged over two floors and is 2-bedroomed but has tremendous scope for extension subject to Purchasers requirements and the necessary planning permissions and a plot that would readily accommodate a larger property. The property has been very well maintained. It is offered chain free and available for early completion and viewing is essential.

ACCOMMODATION

In through single glazed front door into:

Entrance Porch

8' 8" x 4' 5" (2.64m x 1.35m).

Glazed to three sides. Tiled floor. Painted panelled ceiling. Ceiling light point. In through solid oak front door with oak door frame with oak panelling to side with opaque glazed lights over leading into:

Entrance Hall

12' 6" x 3' 11" (3.81m x 1.19m)

With laid wood parquet floor, coved cornice ceiling, wall light point. Archway through to inner hall and archway through to Dining Room.

Inner Hall

18' 3" x 3' 4" (5.57m x 1.01m)

With two ceiling light points, built in bookcase with cupboard storage beneath, built in display cupboard with glass shelving, glazed cupboard above and storage cupboard below. Continuation of the laid wood parquet flooring. Built in linen store with shelved top and drawer in the bottom. Alcove with cloaks hanging and airing cupboard housing lagged cylinder and immersion heater. Light over.

Sitting Room

19' 0" x 13' 11" (5.79m x 4.24m)

With feature cut slate fire surround with hardwood mantle shelf, tiled hearth and inset open grate. Coved cornice ceiling, three wall light points, two double radiators, television point, windows to two sides enjoying excellent views onto the gardens

Dining Room

11' 10" x 11' 11" (3.60m x 3.63m)

With double radiator, ceiling light point, coved cornice ceiling with centre ceiling rose. Single radiator. Windows to two sides looking out to front and side. Stairs to first floor with further continuation of the laid wood parquet flooring. Built in understairs store cupboard topped with display shelf.

Kitchen

13' 10" x 12' 0" (4.21m x 3.66m)

With attractive pine fronted range of base cupboards topped with work surfaces with inset single drainer, single bowl, stainless steel sink unit with mixer tap over. Dishwasher. Tiled floor. Plinth and gas fired Aga which also forms a back up for the hot water. Some tiled splashbacks. Two ceiling light points. Display shelving. Sliding door to:

Pantry

6' 2" x 3' 2" (1.88m x 0.96m)

Wall mounted shelving and ceiling light point.

Utility Room

7' 3" x 8' 0" (2.21m x 2.44m)

Which also serves as a side entrance and gives access to the garage. Quarry tiled floor. Space and plumbing for auto wash. Space for additional appliances. Wall mounted light point and has sliding door to:

Rear Covered Passage

16' 6" x 3' 9" (5.03m x 1.13m)

With thermalactic ceiling. This leads into:

Rear Entrance Vestibule

5' 1" x 3' 9" (1.55m x 1.13m).

Glazed to two sides. Thermalactic ceiling. Half glazed door to outside.

Downstairs WC:

7' 0" x 2' 8" (2.13m x 0.81m)

WC, ceiling light point.

Boiler Room:

6' 0" x 3' 0" (1.83m x 0.91m)

Wall light point, floor mounted Marathon gas fired central heating boiler.

Store Room

6' 0" x 3' 0" (1.83m x 0.91m).

Wall light point. Built in shelved storage cupboards. Twin power points.

Garage:

11' 1" x 17' 11" (3.38m x 5.46m)

Concrete floor, twin ceiling light points, power point, built in workbench with cupboard storage beneath. Wall mounted shelving and wooden roller shutter door to front.

Ground Floor Bedroom

14' 11" x 13' 5" (4.54m x 4.09m)

Coved cornice ceiling, two ceiling light points. Double radiator. Television point. Glazed windows to two sides. Fitted bedroom furniture comprising double wardrobe with cloaks hanging rail and cupboard storage over. Single wardrobe with cloaks hanging rail, drawer storage beneath and cupboard storage over. Useful over bed storage cupboards.

Bathroom

9' 2" x 7' 0" (2.79m x 2.13m)

Fully tiled with coloured suite comprising tiled panelled bath enjoying fitting Showerlux folding shower screen, Mira Sports wall mounted electric shower. Wall mounted heater. Ceiling light point. Matching WC and pedestal wash basin. Wall mounted radiator, shaver light and mirror.

Stairs to first floor are manufactured in solid oak balustrade and spindles leading up to:

First Floor Landing

9' 11" x 6' 1" (3.02m x 1.86m)

Ceiling light point. Door to:

Bedroom 2

17' 6" x 14' 4" (5.33m x 4.36m)

Windows to two sides. Ceiling light point. Overbed light pull. Radiator. Very light and airy room.

Boxroom

8' 5" x 10' 0" max (2.57m x 3.05m)

With ceiling light point. The room is presently used for storage but offers great scope for first floor additional bedroom or bathroom.

GARDENS

To the front it has a good area of low maintenance chippings garden with deep shrubbed borders which extend round to the side. To the rear it enjoys a particularly fine garden which is a particular feature of the property and is made up of crazy paved patio area, steps up to large rear lawn with close boarded fencing together with additional flagged and seating areas and well stocked, well maintained landscaped borders and shrubberies.

At present the property has a covered walkway between the Garage and the property which provides for easy access from front to rear and also access to Garage, boiler room and WC.

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.

COUNCIL TAX BAND

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

LOCAL AUTHORITY

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



COMMITMENT

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- 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.

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