

**75 THE CRESCENT
NORTHALLERTON DL6 1EU**



A WELL CONSTRUCTED, PARTICULARLY WELL LAID OUT AND SPACIOUS 3-BEDROOMED MID TERRACED FAMILY HOUSE SITUATED IN AN IMPROVED RESIDENTIAL AREA WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Hardstanding to Front for Vehicles
- Large Lawned Garden Area to Rear
- Useful Outbuildings
- Attractive Double Glazed Conservatory

REDUCED TO: Offers in the Region of: £149,500
CHAIN FREE

75 THE CRESCENT, NORTHALLERTON

SITUATION

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

The Crescent is a quiet and very conveniently situated improved residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside.

The Town centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town, which boasts an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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 Teesside (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.

DESCRIPTION

The property comprises a traditional mid terraced brick built with pantile roof 3-bedroomed family house. It has under the present ownership enjoyed front flagged hardstanding for two vehicles together with the requisite drop kerbs. Internally it is well laid out and spacious with UPVC sealed unit double glazing and gas fired central heating.

The to the rear of the property it enjoys the benefit of a quality brick based Conservatory and enjoys to the rear good sized lawned garden which is nicely divided into two lawned areas with a rear raised flagged patio and seating area.

The property enjoys a nice degree of privacy with close boarded fencing to three sides and additionally has outbuildings which at present are used as Freezer Room / Store Shed / Workshop but offering great potential for an outside office etc.

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

ACCOMMODATION

In under concrete walkway to front door and in through UPVC sealed unit double glazed with etched glass panels and clear light to side into:

Entrance Hall

1.77m x 4.30m (5'10" x 14'1")

With stairs to first floor. Ceiling light point. Double radiator. Telephone point. Fitted dado rail. Door through into:

Sitting Room

3.62m x 4.27m (11'11" x 14') max into good sized bay

Radiator. Ceiling light point. TV point. Wall mounted Baxi Bermuda gas fire with central heating back boiler. Coved corniced ceiling.

Kitchen

3.30m x 5.59m (10'10" x 18'4")

Nicely divided into Kitchen / Dining Area.

Kitchen area having a good range of light oak fronted base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Space and plumbing for auto wash. Built in fridge with unit matched door to front. Work surfaces with inset four ring Ceran hob with Zanussi built in double oven and grill beneath. Zanussi brushed steel extractor hood and light over. Tiled splashback. Coved corniced ceiling. Ceiling light point.

Dining Area enjoys ceiling light point. Coved corniced ceiling. Telephone point. Useful understairs storage cupboard. Sliding double glazed patio doors to:

Conservatory

3.79m x 2.59m (12'5" x 8'6")

On brick base and glazed to three sides with UPVC sealed unit double glazed units. Thermalactic insulated ceiling. Power points. TV point. French doors lead out to rear garden.

Stairs to First Floor have polished balustrade with painted spindles leading up to:

Landing

2.33m x 3.05m (7'8" x 10')

With attic access. Ceiling light point. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 1

3.66m x 3.15m (12' x 10'4")

Radiator. Ceiling light point. Built in good sized shelved storage cupboard.

Bedroom No. 2

3.33m x 3.15m (10'11" x 10'4")

Ceiling light point. Radiator. Built in wardrobe with cloaks hanging rail and shelved storage above.

Bedroom No. 3

2.69m x 2.30m (8'10" x 7'7")

Radiator. Ceiling light point.

Bathroom

2.30m x 1.65m (7'7" x 5'5")

Attractive room which is fully tiled with wood laminate floor. Attractive white suite comprising panelled bath with Triton Opal 2 mains shower over. Matching pedestal wash basin and duo flush WC. Wall inset Greenwood Airvac extractor fan. Wall mounted shaving mirror. Radiator. Ceiling light point.

OUTSIDE

To the front of the property is hardstanding for two vehicles.

There is a 54' rear garden, nicely divided into two lawned areas with a rear raised flagged patio and seating area. Close boarded fencing to three sides. Outside tap. Useful covered side archway which gives easy access to the rear garden.

OUTBUILDINGS

Freezer Room

1.35m x 1.32m (4'5" x 4'4")

Shelved and has the benefit of light and power. Brick built with felt roof.

Store Shed / Workshop

1.32m x 2.79m (4'4" x 9'2")

Light and power. Concrete floor.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents, Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

COUNCIL TAX BAND

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.