

**4 ST BEDE'S AVENUE
NORTHALLERTON DL7 8YJ**



A 2 BEDROOMED, IMMACULATELY PRESENTED BUNGALOW SITUATED ON A NICE
SIZED PLOT IN ATTRACTIVE RESIDENTIAL AREA
CLOSE TO OPEN COUNTRYSIDE

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractive Gardens to Front and Rear
- Convenient Location for Town Centre
- Hard-standing for Vehicles
- Offered Chain Free

PRICE: Offers in the Region of £164,950

4 St Bede's Avenue, Northallerton

SITUATION

Bedale	7 miles	A.1	7 ½ miles
Darlington	15 ½ miles	A19	8 miles
Thirsk	6 ½ miles	York	30 miles
Teesside	17 miles		

(All distances are approximate)

4 St Bede's Avenue is conveniently situated off Thirsk Road approximately ½ mile outside of the highly desirable much sought after and popular market town of Northallerton the County town of North Yorkshire. The property is within very conveniently walking distance of the Town Centre close to a comprehensive range of local amenities, services, Schools and shopping. Of particular note the property is within the catchment area of the Broomfield Primary School which boasts an enviable reputation.

Additional market town shopping is available at Thirsk, Bedale and Richmond, whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside. The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

Additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

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

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being 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

Schools – the area is well served by good state and independent schools. The local Primary School at Brompton together with the recently constructed Catholic School on the same site are both enjoying a enviable reputation. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

In and around the area of Northallerton there is a good local leisure centre with leisure pool, good system of cycle routes, local football club, local rugby club plus a number of gyms.

DESCRIPTION

St Bede's Avenue is conveniently situated off St James' Drive which comes off Thirsk Road, approximately ½ mile from the popular market town of Northallerton and is in a very popular, desirable residential area. The property comprises a 2-bedroomed brick built with pantile roof, semi detached bungalow residence which has the benefit of UPVC sealed unit double glazing and gas fired central heating. It enjoys to the front a good area of block paving offering hard-standing for three vehicles with an area of lawned garden to front with central rockery.

There is garden access to the side of the property leading to the rear of the property through wooden latticed gate. To the rear is a flagged patio area with base for shed and the rear of the property opens out onto a lawned garden area with central lawned garden area and good deep shrub borders giving a nice degree of privacy. There is also a flagged patio area to the rear. The property is offered chain free and early completion. Early inspection is recommended.

ACCOMMODATION

In under covered entrance through UPVC sealed unit double glazed front door with coloured and etched glass central panel and etched and coloured glass lights to side into:

Entrance Hall
2.21m x 1.40m (7'3" x 4'7")

Coved corniced ceiling. Ceiling light point. Telephone point. Radiator. Good sized airing cupboard with shelved storage. Door to Sitting Room and:

Kitchen
3.35m x 2.21m (11' x 7'3")

With nice range of base and wall cupboards, work surfaces with inset single drainer, 1 ½ bowl coated sink unit having mixer taps over. Inset Ignis oven topped with four ring Credaplan gas hob. Space and plumbing for auto wash. Space and plumbing for dishwasher. Space for additional appliance. Space for fridge freezer. Pedestrian door to side leading to outside. Credaplan extractor over hob. Wall mounted Baxi Combi 105HB gas fired central heating boiler. Myson kickspace under unit heater. Ceiling light point.

Door from Hall leads into:

Sitting Room

4.93m x 3.63m (16'2" x 11'11")

With deep display double glazed windows to front with display window ledge. Double radiator. Two ceiling light points. Coved corniced ceiling. TV point. Door to rear leads to:

Inner Hallway

2.01m x 1.01m (6'7" x 3'4")

Ceiling light point. Attic access.

Master Bedroom

2.76m x 4.06m (9'1" x 13'4") plus deep fitted triple robe with mirror door to front and internal cloaks hanging with shelved storage above. Two drawer bedside cabinets with display shelving with overbed storage. Fitted headboard with shelf to rear. Four drawer chest of drawers. Ceiling light point. Radiator. Telephone point.

Bedroom No. 2

3.07m x 2.54m (10'1" x 8'4")

Ceiling light point. Radiator. Good views onto rear garden.

Bathroom

1.98m x 1.98m (6'6" x 6'6")

With suite comprising panelled bath with Triton T70 SI mains shower over. Fully tiled around shower area. Half tiled to remainder of bath. Unit inset wash basin with cupboard storage beneath. Concealed cistern WC. Wall mounted mirror fronted bathroom cabinet with separate medical cabinet to side. Ceiling light point. Under unit radiator. Tiled splashbacks.

GENERAL REMARKS & STIPULATIONS

VIEWING:

By appointment with Northallerton Estate Agency – Tel: 01609 – 771959

SERVICES:

Mains water, gas and drainage.

LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. No. 01609 – 779977.

COUNCIL TAX:

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



COMMITMENT

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- 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.

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