

**TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY**

**3 PHOENIX GROVE**  
**NORTHALLERTON DL7 8PN**



**AN IMMACULATELY PRESENTED UNFURNISHED 4-BEDROOMED, THREE STOREY MODERN TOWN HOUSE**

- Former Show House
- Well Laid Out & Spacious
- 2 En Suite Double Bedrooms
- Quality Fitted Kitchen & Bathroom
- Detached Garage with Hardstanding to Front
- Available July 2016

**RENT: £700 Per Calendar Month**

**SUBJECT TO BOND AND REFERENCES**  
**NO PETS, STRICTLY NO SMOKERS**

# 3 Phoenix Grove, Northallerton DL7 8PN

## SITUATION

A1	7 miles	York	30 miles
Darlington	15 miles	A19	6 miles
Thirsk	7 miles	Teesside	16 miles

**Phoenix Grove** is a quiet and conveniently situated very desirable newly constructed residential area situated off Springwell Lane and comprising an attractive range of modern 2, 3 & 4 bedroomed properties. The property is within convenient walking distance of Northallerton town centre, the railway station, County Hall and all local amenities. The property is close to attractive countryside and within the catchment area for a number of renowned schools within the town which boast 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 major cities of Leeds and Newcastle are both within convenient commuting distance via the A1 and A19 trunk roads and are located within 8 miles travelling distance of the property, offering access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. Additionally the Transpennine line which calls at Northallerton and Darlington Stations provides access to Newcastle, Middlesbrough, York, Leeds, Manchester, and Liverpool and Manchester Airports. 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 with an hour's travelling distance of the Yorkshire Dales and North York Moors National Park where renowned walking, riding and leisure activities can be found. The property is within an hour of the coast at Whitby, Scarborough and Redcar.

## AMENITIES

**Shooting and 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 and close to local rivers and ponds.

**Golf** – Romany (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

**Schools** – the area is well served by good state and independent schools with a number of renowned schools within the area.

**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 in and around Northallerton can be

enjoyed at the local Northallerton rugby Club, Northallerton Football club and a number of gyms within the town.

## DESCRIPTION

The property comprises an immaculately presented, 4-bedroomed, three storey mid terraced modern property. This property was the former Show House on this development and is offered in immaculate condition internally and externally. It has well laid out and spacious accommodation with the benefit of detached garage. To the immediate front of the property are lawned gardens with a block paved walkway leading to the front door. To the rear of the property is a fully enclosed low maintenance garden which has close boarded fencing with a side access gate and offering a nice degree of privacy. To the front of the detached garage is tarmacadam hardstanding for an additional vehicle.

The property is offered unfurnished. Internally the property enjoys two En Suite Double Bedrooms together with 2 single bedrooms sharing a quality house bathroom. The property additionally enjoys an attractive fully fitted kitchen and good sized lounge / diner.

Early inspection recommended to fully appreciate the property, its presentation and position.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with central coloured and etched glass light into:

### Entrance Hall

**4.93m x 1.98m (16'2" x 6'6")**

Fitted matwell. Coved corniced ceiling. Inset ceiling light spots. Double radiator. Stairs to First Floor. Telephone point. Door to fitted cloaks cupboard.

### Downstairs Cloakroom

**0.86m x 1.62m (2'10" x 5'4")**

With suite comprising Roker duoflush WC. Roker corner mounted wash basin with tiled splashback and mixer tap over. Radiator. Inset ceiling light spots. Extractor fan. Mirror.

### Living Room – L Shaped

**4.72m x 5.16m (15'6" x 16'11")**

Nicely divided into Sitting & Dining Areas with the main seating area having coved corniced ceiling. Inset ceiling light spots. Centre ceiling light point. TV and telephone points. Feature fireplace of cut marble fire surround, hearth and mantle shelf with an inset electric flame effect fire. UPVC sealed unit double glazed french doors out to rear garden.

The dining area with radiator, inset ceiling light spots, coved corniced ceiling.

### Fitted Kitchen/ Breakfast

**2.64m x 2.94m (8'8" x 9'8")**

With modern and attractive range beech effect base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Built in AEG Electrolux brushed steel oven topped with AEG Electrolux four ring gas hob. Built in fridge and freezer with unit matched doors

to front. Brushed steel cooker hood with inset extractor and light. Built in Electrolux automatic washing machine with unit matched door to front. Built in Electrolux dishwasher with unit matched front. Panelled tiled splashback. TV point. Telephone point. Inset ceiling light spots. Inset ceiling extractor fan. Tiled floor. Radiator. Space for table. Very attractive and compact kitchen.

Stairs to First Floor have painted balustrade and spindles leading up to:

#### **First Floor Landing**

**2.99m x 2.03m (9'10" x 6'8") max**

Inset ceiling light spots. Stairs to Second Floor. Radiator.

#### **Bedroom / Study**

**2.74m x 2.13m (9' x 7')**

Inset ceiling light spots. Radiator.

#### **Bedroom**

**2.74m x 2.52m (9' x 8'3")**

With inset ceiling light spots. Radiator. Fitted bedroom furniture comprising twin wardrobe with hanging rail and shelved storage over. Storage area also to the side.

#### **Bedroom 2**

**3.02m x 2.82m (9'11" x 9'3")**

Inset ceiling light spots. Radiator. Ceiling light point. Built in bedroom furniture comprising twin hanging rail wardrobe with double wardrobe to side and storage over. Door through to:

#### **En-Suite**

**1.83m x 1.83m (6' x 6')**

Suites comprising fully tiled shower cubicle having mains shower. Matching Roker Duoflush WC and pedestal wash basin. Half tiled walls to remainder of en suite with inset ceiling light spots. Extractor fan. Radiator.

#### **Bathroom**

**1.89m x 2.03m (6'2" x 6'8")**

Fully tiled with contrast dado rail. With panelled bath with chrome mixer taps over. Mirror. Matching Roker pedestal wash basin and WC. Radiator. Inset ceiling light spots. Ceiling mounted extractor fan.

Stairs to Second Floor have painted balustrade and spindles leading up to:

#### **Second Floor Landing**

With built in cylinder cupboard having Tribune HE Duplex steel tank with immersion heater. Attic access to landing. Inset ceiling light spots. Radiator.

#### **Master Bedroom Suite**

**4.57m x 2.84m (15' x 9'4")** plus built in deep triple robe with triple doors to front. Cloaks hanging rail. Shelved storage over. Extensive floor based storage. Inset ceiling light spots. Central ceiling light point. Double radiator. Bay window.

#### **En-Suite Shower Room**

**2.67m x 1.22m (8'9" x 4')** plus fully tiled shower cubicle with mains Bar shower. Inset ceiling light spots. Extractor fan. Matching Roker duoflush WC and pedestal wash basin. Half tiled walls to remainder of room. Radiator. Velux roof light.

#### **OUTSIDE**

##### **Garden**

To the rear is a flagged patio and pathway. It is principally chippings with inset shrubberies. Close boarded fencing.

##### **Garage**

**2.57m x 5.01m (8'5" x 16'5")**

Brick built with a clay pantile roof. Concrete floor. Up and over door.

#### **GENERAL REMARKS & STIPULATIONS**

##### **RENT**

**£700.00** Per Calendar Month.

##### **SERVICES**

Mains water, electricity, gas and drainage. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

##### **PETS**

The property is let on the condition that no animals or pets are kept on the property without the prior consent of the Landlord.

##### **COUNCIL TAX BAND**

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band D.

##### **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 the sum of **£40.00** per form/per person

##### **DECORATION**

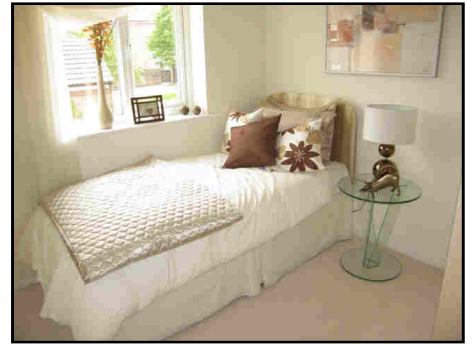
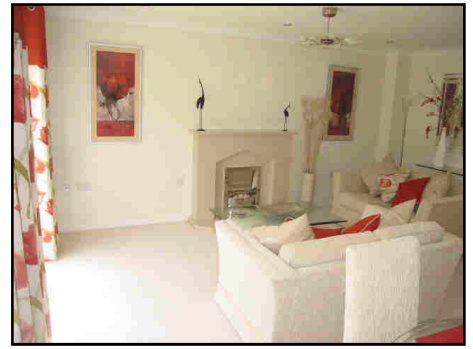
The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

##### **AGENT'S FEES**

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£200.00**

##### **BOND**

The Tenant will be required to pay a Bond of **£900.00**. 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 normal wear and tear and subject to all rents being paid up to date.



#### 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.

N252 Printed by Ravensworth 01670 71330