

5 PHOENIX GROVE NORTHALLERTON DL7 8PN



AN IMMACULATELY PRESENTED 4-BEDROOMED 3 STOREY MODERN TOWN HOUSE

- Immaculately Presented Former Show House
- Well Laid Out & Spacious Accommodation
- Master Bedroom with En Suite Shower Room
- Quality Fitted Kitchen & Family Bathroom
- Integral Garage with Hardstanding to Front
- Available for Immediate Occupation

REDUCED TO: Offers in the Region of £210,000
OFFERED CHAIN FREE

5 PHOENIX GROVE, NORTHALLERTON DL7 8PN

SITUATION

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

(All distances are approximate)

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 Durham Tees Valley (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.

DESCRIPTION

The property comprises an immaculately presented 4-bedroomed 3 storey mid terraced modern property. This property was one of the former show houses on this development and is offered in immaculate condition internally and externally. It enjoys well laid out and spacious accommodation with the benefit of integral garage together with hardstanding to front. To the immediate rear the property enjoys a fully enclosed low maintenance garden with post and rail fencing which offers an attractive backdrop to the property.

To the front the property is block paved giving hardstanding for a vehicle. Internally the property enjoys well laid out and spacious, immaculately appointed accommodation on three storeys and enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating together with a pressurised water system. The property enjoys attractive, fully fitted kitchen and family bathroom, 3 family bedrooms plus master bedroom with luxury en suite shower room. The property offers an attractive family house which is available for early occupation and is offered chain free.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with inset glass lights into:

Entrance Hall 6'5" x 17'9" max (1.96m x 5.41m)

With a fitted carpet mat, stairs to first floor, 2 x ceiling light points, wall mounted radiator. Coved cornice ceiling and telephone point.

Downstairs WC 6'2" x 2'10" (1.88m x 0.86m)

With duo flush WC, pedestal wash basin, wall mounted radiator, ceiling light point, ceiling mounted extractor fan and tiled splashback to the wash basin.

Kitchen/Diner 14'11" x 12'6" (4.54m x 3.81m)

Nicely delineated into kitchen and dining areas with an attractive, fully tiled floor.

Kitchen area:

White kitchen with brushed steel door furniture comprising an extensive range of base and wall cupboards, granite effect work surfaces with inset single drainer, 1 ½ bowl sink unit with easy turn mixer tap over. Built in AEG Competence oven topped with 4 ring AEG gas hob with brushed steel extractor hood and light over. Built in Electrolux fridge and freezer both with unit matched doors. Built in Electrolux dishwasher with unit matched door. Built in Electrolux washer with unit matched door. Attractive tiled splashbacks. Wall mounted Icos combination gas fired central heating boiler with unit matched cupboard door.

Dining area:

Ceiling light point and radiator. French doors out to rear garden which is a low maintenance garden with stone flagged patio area and chippings. Main garden has inset shrubs.

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

First Floor Landing

6'6" x 16'1" (1.98m x 4.91m)

With radiator, ceiling light point.
Stairs to Second Floor.

Door to:

Sitting Room

15'0" x 13'5" (4.57m x 4.09m)

With feature fireplace comprising light oak surround with marble back plate and hearth and inset electric fire. Television point. Telephone point. Ceiling light point. Double radiator. French doors to outside with safety rails fitted.

Bathroom

8'1" x 5'7" (2.47m x 1.70m)

With half tiled walls and attractive relief dado rail. Suite comprising white panelled bath, pedestal wash basin and duo flush WC, ceiling light point, wall mounted radiator, ceiling mounted extractor fan. Hot water cylinder which is a Tribune HE Duplex stainless cylinder with immersion heater.

Bedroom 1

8'2" x 10'2" (2.49m x 3.10m)

With radiator and ceiling light point.

Stairs to second floor have painted balustrade and spindles leading up to the:

Second Floor Landing

6'4" x 8'2" (1.93m x 2.49m)

With coved corniced ceiling, ceiling light point, attic access. Built in storage cupboard. Radiator.

Bedroom 2

10'0" x 6'3" (3.05m x 1.91m)

With ceiling light point and radiator.

Bedroom 3

8'4" x 13'5" (2.54m x 4.09m)

With ceiling light point, radiator.

Master Bedroom

16'2" x 11'5" (4.93m x 3.48m)

With ceiling light point and radiator.

En Suite Shower Room

6'8" x 6'1" (2.03m x 1.86m)

With suite comprising fully tiled shower cubicle with Bristan mains bath shower with folding shower screen doors to front, matching pedestal wash basin and duo flush WC. Half tiled walls, radiator, ceiling light point and ceiling mounted extractor. Good sized vanity shelf which is mirror backed.

OUTSIDE

Integral Garage

6'5" x 17'9" max (1.96m x 5.41m) approx.

Light and power. Concrete floor. Up and over door to front.

Gardens

To the front the property is block paved giving hard-standing for a vehicle whilst to the immediate rear the property enjoys a fully enclosed low maintenance garden with post and rail fencing which offers an attractive backdrop to the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Leasehold with 999 year lease.

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is D. This is a temporary rating and will stay at this rating until the official valuation is done. The current charge for this band is £1559.00.



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.
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- 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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