

31 OAK GROVE
NORTHALLERTON DL6 1LG



A SUBSTANTIAL, IMMACULATELY PRESENTED & EXTENDED 4-BEDROOMED FAMILY HOUSE IN QUIET AND DESIRABLE RESIDENTIAL AREA WITHIN WALKING DISTANCE OF NORTHALLERTON TOWN CENTRE

- 4-Bedroomed Family Accommodation
- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Attractive, Fully Fitted Kitchen & Bathrooms
- Good Sized Plot with Gardens to Front & Rear
- Extensive Block Paved Parking/Integral Garage

Offers In the Region of: £175,000

31 OAK GROVE, NORTHALLERTON DL6 1LG

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles		

(All distances are approximate)

31 Oak Grove is situated just off the junction with Turker Lane providing easy access to Stokesley Road and the A.19 trunk road. The property sits in an attractive residential area of Northallerton the popular and much sought after market town being the county town of North Yorkshire.

The property is well situated on an attractive good sized plot in a location which is within very convenient walking distance of the Town Centre, the Allertonshire School, Stone Cross being the Headquarters of Hambleton District Council, the well equipped local Leisure Centre with leisure pool and attractive open countryside.

The town of Northallerton boasts a full and comprehensive range of educational, recreational and medical facilities together with good market town shopping, twice weekly markets and excellent access via the main arterial road networks of the A.1, A.19 and A.66 to all routes, north, south, east and west. Additionally the town of Northallerton enjoys a main line train station situated on the East Coast Line and there is a local International Airport at Durham Tees Valley (20 minutes).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

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.

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the

Transpennine route that 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 (25 mins), Newcastle, Leeds/Bradford and Manchester.

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.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar, which offer further opportunities of varied and interesting leisure activities.

DESCRIPTION

The property comprises an immaculately presented, well laid out and substantial semi detached family house, which under the present ownership has been extended to provide for 4 bedroomed family accommodation with en suite bedroom to the first floor. The property enjoys light, airy and immaculately presented accommodation which has benefitted from the additional bedroom together with good sized Sun Lounge to rear and well presented Kitchen, Bathroom & En Suite.

The property internally, enjoys the benefit of full UPVC sealed unit double-glazing, gas fired central heating and is presented to a very high standard.

Externally to the front the property enjoys the benefit of a good sized garden area which is principally given over to block paved driveway and hardstanding for a number of vehicles and enjoys to the side chippings low maintenance front garden area behind low level brick wall with central pillars and inset wrought ironwork. To the rear the property enjoys an attractive mix of laid stone flagged patios and seating areas with good sized central lawned area with deep shrubbery and rockery borders. Additionally to the rear there is a base for a shed and chippings area with gated access to the rear to the adjacent bungalow residence.

As mentioned above the property has benefitted from extension to side and rear and it is now considered that 31 Oak Grove presents a good opportunity to purchase a substantial well laid out and attractively presented 4-bedroomed traditional extended family house which has been substantially improved by the present owners and is offered in excellent condition internally and externally.

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

ACCOMMODATION

In through UPVC sealed unit double glazed front door which is under covered entrance and has etched glass lights to side, central etched glass panel with leaded and coloured glass light over. Step into:

Entrance Hall

2.91m x 1.80m 9'7" x 5'11"

Ceiling light point. Stairs to First Floor. Radiator. Door to Kitchen. Door to:

Sitting Room

4.98m x 3.18m (16'4" x 10'5")

Feature chimney breast comprising carved mahogany surround and mantle shelf, cut marble backplate and hearth with inset living flame gas fire. Coved corniced ceiling. Ceiling light point. Double radiator. TV point. Archway through to:

Dining Room

3.52m x 2.76m (11'7" x 9'1")

Coved corniced ceiling. Ceiling light point. Double radiator. French doors to rear lead to Conservatory. Door to side leads to Office.



Conservatory

5.03m x 3.52m (16'6" x 11'7")

On a brick base and glazed to three sides. Thermalactic ceiling. Ceiling light point. TV point. Door through to Utility Room. French doors out to rear garden and patio.

Kitchen / Diner

3.02m x 3.48m (9'11" x 11'5")

Quality fitted kitchen comprising beech fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Built in Beaumatic 5 ring gas hob with Ignis brushed steel oven beneath. Space and plumbing for auto wash. Built in breakfast bar with work surface matched top. Tiled splashbacks. TV point. Unit matched extractor hood over with inset extractor and light. Inset ceiling light spots. Door from Hallway. Door to useful understairs storage area. Door to:

Downstairs WC

1.77m x 0.96m (5'10" x 3'2")

With unit inset wash basin with cupboards storage beneath with mixer taps over. Matching duo flush WC. Ceiling light point. Wall mounted Baxi gas fired central heating boiler.

Office

2.23m x 2.16m (7'4" x 7'1")

Laid wood laminate floor. Radiator. Ceiling light point. Telephone point. Door through to:

Garage

4.27m x 2.08m (14' x 6'10")

With heavy duty roller shutter to front. Ceiling light point. Concrete floor. There would be scope to combine this garage with the rear office to provide a larger garage and workshop subject to Purchasers requirements.

Stairs to First Floor with exposed and polished wooden balustrade leading up to:

First Floor Landing

1.70m x 3.35m (5'7" x 11') opening out to a rear hallway 0.91m x 3.40m (3' x 11'2")

Radiator. Ceiling light point. Attic access. Built in airing cupboard housing lagged cylinder with immersion heater with extensive shelved storage around.

Bedroom No. 3

3.15m x 1.80m (10'4" x 5'11")

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



Bedroom No. 2

4.52m x 2.84m (14'10" x 9'4") max plus original fitted full

length mirror fronted double wardrobe with shelved storage over and very useful shelved storage to side. Further built in bedroom furniture extending to wall length wardrobes and central 3-drawer chest. Briefly comprising 2 x double wardrobes with cloaks hanging rail and shelved storage over. Central half-length double wardrobe with shelved storage over and 3-drawer chest beneath. Matching 3 drawer chest of drawers / bedside cabinets. Ceiling light point. Radiator. TV point.



Bedroom No. 4
2.89m x 2.76m (9'6" x 9'1")

With radiator. Ceiling light point.

Bathroom
2.23m x 2.28m (7'4" x 7'6") max

Fully tiled with tiled dado rail and having panelled bath with oversized shower to end with mixer taps. Unit inset wash basin with cupboard storage beneath. Matching duoflush WC. Wall mounted shaving mirror and light. Wall mounted heated towel rail and radiator.

Off Main Hallway is internal hallway giving access to:

En Suite Bedroom
2.06m x 4.80m (6'9" x 15'9")

Ceiling light point. Radiator. TV point. Door through to:

En Suite Shower Room
1.72m x 2.05m (5'8" x 6'9")

Fully tiled walls. Shower area with shower cubicle having curved glass screen to front. Wall mounted Mira Sprint electric shower. Pedestal wash basin and WC. Wall mounted Airflow Icon extractor fan. Radiator. Ceiling light point.



OUTSIDE

Externally to the front the property enjoys the benefit of a good sized garden area which is principally given over to block paved driveway and hardstanding for a number of vehicles and enjoys to the side chippings low maintenance front garden area behind low level brick wall with central pillars and inset wrought ironwork. To the rear the property enjoys an attractive mix of laid stone flagged patios and seating areas with good-sized central lawned area with deep shrubbery and rockery borders. Additionally to the rear there is a base for a shed and chippings area with gated access to the rear to the adjacent bungalow residence

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is B – The charge for the current year is £1135.44

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (016090 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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