

**38 PROSPECT VIEW
NORTHALLERTON**



TRADITIONAL 3-BEDROOMED MID TERRACED PROPERTY WITH GOOD SCOPE FOR UPDATING & MODERNISATION IN CONVENIENT RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE

- Traditional 3-Bed Mid Terraced Property
- Convenient Residential Location
- Within Walking Distance of the Town Centre
- Sealed Unit Double Glazing
- Partial Gas Fired Central Heating
- Good Sized Low Maintenance Gardens

Offers in the Region of: £120,000

**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION
GOOD SCOPE FOR UPDATING & MODERNISATION – PRICED TO SELL**

38 PROSPECT VIEW, NORTHALLERTON

SITUATION

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

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

The property is within easy walking distance of 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 major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of 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 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.

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 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 with a number of renowned Schools within the area

including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an 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.

Walking & 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.

Good scope for modernisation. Would make an ideal first time buyers property / investment property for letting.

DESCRIPTION

38 Prospect View comprises a traditional 3-bedroomed mid terraced property in a convenient residential location within walking distance of the town centre. The property enjoys the benefit of sealed unit double-glazing and partial gas fired central heating. Externally it enjoys the benefit to the front of low level ornamental walls topped with wrought iron railings and central brick pillars housing wrought iron twin gates which gives access onto hardstanding which is flagged and chipped and would accommodate two vehicles. There are shrub borders and hedged boundaries together with access to side through inner alleyway to the side leading to the rear where there is a low maintenance garden principally comprising flagged patio, crazy paved patio and central drying area with low maintenance chippings areas all around. The rear garden is close boarded / hedged and brick boundaries and comprises a decent sized garden which additionally enjoys the benefit of two sheds which could ideally be made into a good sized workshop.

Internally the property is well laid out and spacious, it has scope for updating and modernisation and would ideally suit the first time buyer / investor looking for a property to renovate.

The property is offered chain free and available for early completion. Early inspection recommended. Priced to sell.

ACCOMMODATION

In through hardwood front door with etched glass panel to top into:

Entrance Hall
1.93m x 3.68m (6'4" x 12'1")

With stairs to first floor. Ceiling light point. Cloaks hanging. Radiator. Useful understairs storage / office area. Wall mounted Baxi Brazilia 8000s gas heater. Telephone junction box.

Door though to:

Sitting Room

3.81m x 3.63m (12'6" x 11'11")

With feature fireplace comprising cut stone and quartz hearth and backplate, hardwood mantle shelf, hearth mounted Glow Worm Camelot 240/6 gas fire with central heating and hot water back boiler. Coved corniced ceiling. Ceiling light point. Radiator. Telephone point. TV point.

Kitchen

3.35m x 2.69m (11' x 8'10")

With range of light oak fronted base and wall cupboards, work surfaces with inset single drainer, single bowl moulded sink unit with mixer tap over. Space and point for gas cooker. Space and plumbing for auto wash. Space for fridge freezer. Extractor hood and light over. Hardwood double glazed etched glass panelled door to rear with access to outside. Ceiling light point. Radiator. Built in pantry 3'10" x 1'10" which is shelved with an opaque glazed window.

Dining Room

3.05m x 3.17m (10' x 10'5") max

Ceiling light point. Radiator. Telephone point.

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

First floor Landing

1.90m x 2.28m (6'3" x 7'6")

Ceiling light point. Attic access.

Bedroom No. 3

2.67m x 2.76m (8'9" x 9'1")

With built in deep over stairs storage cupboard which is part shelved with hanging hooks. Centre ceiling rose with ceiling light point. Power points.

Bedroom No. 2

3.63m x 3.55m (11'11" x 11'8") max into fitted bedroom furniture comprising 4 x wardrobes with good mix of shelves and hanging rails with central doors with full length dressing mirrors and complemented by an adjacent dressing table with 2 x 4 drawer chests to either side. Shelved ends and matching 3 drawer chests bedside cabinets. Centre ceiling rose with Ceiling light point. Baxi Brazilia Slimline 5S gas heater. Telephone point.

Bedroom No. 1

4.50m x 3.18m (14'9" x 10'5")

Ceiling light point. Built in airing cupboard housing lagged cylinder with immersion heater and shelved storage over with useful storage cupboard to side which would make a wardrobe.

Bathroom

1.77m x 1.50m (5'10" x 4'7")

With mahogany panelled bath, pedestal wash basin, fully tiled walls. Shaving mirror. Ceiling light point.

Separate WC.

1.77m x 0.84m (5'10" x 2'9")

With WC and Ceiling light point.

OUTSIDE

To the rear is a low maintenance garden which principally comprises flagged patio, crazy paved patio, central drying area with chippings areas all around. Close boarded fencing. Hedged and brick boundaries. Decent sized garden and has two sheds.

Shed 1

2.65m x 1.75m (8'8" x 5'9") max

Former coal house and WC. Ceiling light point.

Shed 2

2.57m x 1.65m (8'5" x 5'5")

Shelving and concrete flooring. Light and Power.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

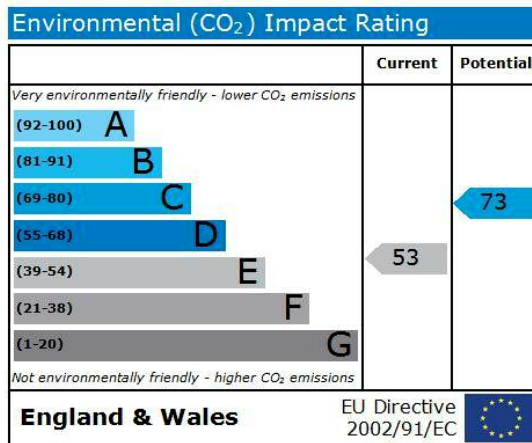
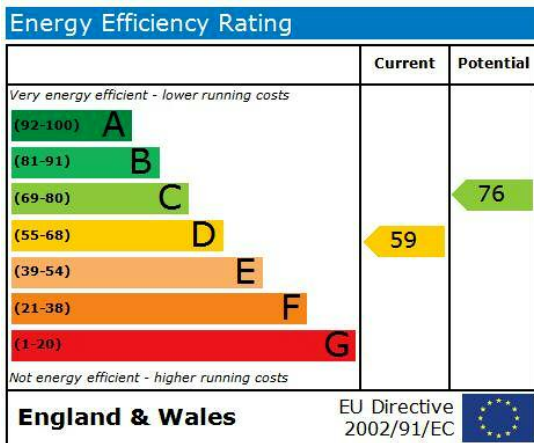
Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that The Council Tax Band is B. The current charge is £1135.44.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (016090 779977).



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.

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.