

**9 ASHLANDS ROAD**  
**NORTHALLERTON DL6 1HA**



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS 3 BEDROOMED SEMI-DETACHED FAMILY HOUSE SITUATED ON A GOOD SIZED CORNER PLOT WITH UPVC SEALED UNIT DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING**

- Attractively Presented 3-Bedroomed Accommodation
- Gas Fired Central Heating
- Gardens to Front, Side & Rear
- Off Road Block Paved Driveway to Rear
- Good Sized Enclosed Lawned Garden to Side
- Offered Chain Free / Early Completion

**NEW PRICE: OFFERS IN THE REGION OF £137,950**

# 9 ASHLANDS ROAD, NORTHALLERTON DL6 1HA

## SITUATION

Thirsk	7 ½ miles	A.19	7 miles
Teesside	16 miles	York	30 miles
Darlington	16 miles	Bedale	9 miles
A1	8 miles		

(All distances are approximate)

**9 Ashlands Road** is very conveniently and pleasantly situated within easy walking distance of the Town Centre. The property lies within convenient distance of Bedale, the A1 and A19 trunk roads, Teesside, York, Darlington and surrounding centres of commerce. The A1 and A19 trunk roads offer excellent communications and access onto the main arterial road networks of the UK.

The market town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with well respected schools, hospital and excellent range of local amenities including High Street shopping.

The area is ideally placed for commuting with an East Coast Main Line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hour commuting time and additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the North York 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 offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** - Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond

**Hospitals** – The nearby Friarage Hospital is a renowned hospital.

**Bus Service** - There is a regular bus service between Bedale and Darlington

**Schools** - The area is well served by good state and independent schools. Comprehensive schools are located in Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools can be found at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** - The property is attractively positioned 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** – Racing is at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** - Courses are located at Romanby (Northallerton), Thirsk, Bedale, Darlington, Richmond and Catterick.

**Walking & Cycling** - The area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centre** - Northallerton, Bedale, Richmond and Darlington

## DESCRIPTION

The property comprises a well laid out and spacious, immaculately presented and appointed 3-bedroomed semi detached family house situated on a good sized corner plot close to the junction with Valley Road. The property enjoys a position which is close to open countryside and yet within easy walking distance of the Town Centre and easy commuting distance of major centres.

Externally the property enjoys the benefit of lawned garden to front which extends around to the side with central flagged walkway to front door. Within the front garden are numerous established trees and shrubs. To the rear the property enjoys double wooden gates giving access onto chippings and flagged hardstanding for off road parking, whilst to the side of the property is a good sized enclosed lawned garden area which at present enjoys the benefit of shed and purpose built wooden summer house. The garden to side offers tremendous scope for further extension of the property subject to Purchasers' requirements and any necessary Planning Permission.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has been extremely well maintained and improved by the present owners and is offered in immaculate condition throughout. Of particular note are the very attractive fitted dining kitchen and fitted bathroom.

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

## ACCOMMODATION

Concrete pathway leads to the front door which is UPVC sealed unit double glazed with etched glass and leaded light to side leading into:

### Entrance Vestibule

6' 0" x 5' 3" (1.83m x 1.60m)

With inset ceiling light spot. Radiator, tiled floor. Internal multi-pane etched glass stripped pine door leads into:

### **Sitting Room**

**9' 11" x 16' 3" (3.02m x 4.96m)**

Coved cornice ceiling, two ceiling light points, bay window to front with display window ledge, radiator beneath. Chimney breast with cut marble surround, mantle shelf and hearth with inset Living Flame gas fire. The room has television and telephone points. Good views out onto the front garden. To the rear of the room is a repeat of the etched glass, stripped pine door which leads through, via inner hallway, to the:

### **Dining Kitchen**

**13' 7" max x 16' 3" (4.14m x 4.96m).**

Nicely delineated into Kitchen and Dining Areas with attractive quality fitted beech fronted kitchen comprising extensive range of base and wall cupboards and central three drawer unit, granite effect work surfaces with inset 1 ½ bowl, single drainer, stainless steel sink unit having mixer tap over. Built in Zanussi brushed steel oven topped with Zanussi Ceran electric hob with extractor hood over and light. Built in Ignes dishwasher with unit matched door to front, space and plumbing for auto wash, space for fridge freezer, tiled splashbacks, two ceiling light points, useful built in understairs store cupboard.

The Dining Area enjoys the benefit of unit matched base unit with granite effect top, ceiling light point, double radiator, double glazed sliding patio doors to the rear which gives access to rear garden and outside shed.

Stairs to first floor has painted balustrade leading up to:

### **First Floor Landing**

**5' 10" x 16' 4" max (1.77m x 4.98m)**

Two ceiling light points, attic access, built in boiler cupboard housing Glow Worm 35CI combination condensing gas boiler, useful additional overstairs shelved store cupboard.

### **Bedroom 1**

**10' 6" x 10' 7" (3.20m x 3.23m)**

Ceiling light point, radiator.

### **Bedroom 2**

**13' 5" x 5' 7" (4.09m x 1.70m)**

Ceiling light point, radiator, useful storage recess.

### **Bedroom 3**

**7' 11" x 8' 6" (2.41m x 2.59m)**

Ceiling light point, radiator.

### **Bathroom**

**7' 9" x 7' 7" (2.35m x 2.31m).**

Fully tiled and has suite comprising panelled bath with easy turn taps, Gainsborough Energy 1000 shower over, matching pedestal wash basin with easy turn taps, WC, wall mounted heated towel rail and radiator, inset ceiling light spots.

### **OUTSIDE**

Immediately adjacent to the rear of the property is a covered rear entrance area which also gives access to an outside attached shed which measures 7' 4" x 4' 11" (2.23m x 1.50m) which is presented utilised for storage and drying. It offers scope to be incorporated into the property and could form a cloakroom with WC/utility room etc. At present to the rear there is a built in bin store. It has storage and with the benefit of light and power.

The property enjoys the benefit of lawned garden to front which extends around to the side with central flagged walkway to front door. Within the front garden are numerous established trees and shrubs. To the rear the property enjoys double wooden gates giving access onto chippings and flagged hardstanding for off road parking, whilst to the side of the property is a good sized enclosed lawned garden with quality fencing and hedging forming its boundaries and at present enjoys the benefit of shed and purpose built wooden summer house. The garden to side is lawned and enjoys hardstanding and a good-sized Summer House 9'8" x 7'10" plus verandah. Additionally the gardens offers a corrugated constructed store 8'0" x 12'1" which is weatherproof.

### **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.

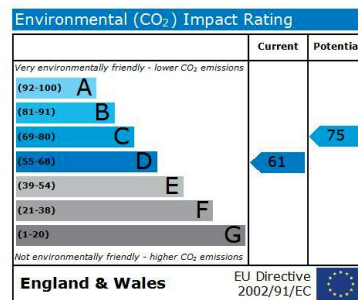
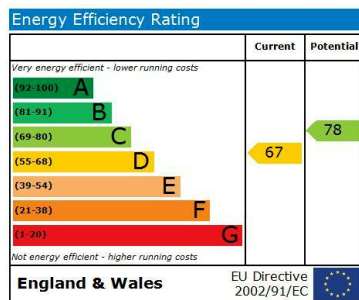
#### **COUNCIL TAX BAND**

Hambleton District Council verbally informs us that the Council Tax Band is Band B. The current charge is £1165.80.

#### **LOCAL AUTHORITY**

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





**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.