

**12 LEES LANE
NORTHALLERTON DL7 8DB**



**AN IMMACULATELY PRESENTED, SUPERBLY POSITIONED
4-BEDROOMED DETACHED FAMILY HOUSE IN PREMIER LOCATION**

- Spacious Well Laid Out 4-Bedroomed Detached House
- Master Bedroom Suite with Quality En Suite
- Scope to Extend Subject to necessary PP's
- UPVC Sealed Unit Double Glazed
- Gas Central Heating
- Attractive Well Laid & Well Maintained Gardens

Offers Over: £330,000 for Quick Sale

12 Lees Lane, Northallerton DL7 8DB

SITUATION

A.1	6 miles	Darlington	16 miles
Thirsk	6 miles	York	30 miles
A.19	8 miles	Teesside	17 miles
Catterick	9 miles	Bedale	7 miles

(All distances are approximate)

The property is very attractively situated in a quiet corner position on Lees Lane considered to be amongst the most desirable of residential areas in Northallerton.

The property enjoys an enviable location on a very good sized plot and is within walking distance of Northallerton Town Centre, the Railway Station, County Hall and local amenities and Romanby and Northallerton. Within Northallerton there is a comprehensive range of educational, recreational and medical facilities to be found plus interesting and varied shopping and twice weekly markets. In addition well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The large centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance and offer a full and comprehensive range of shopping and amenities.

The area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK and excellent access to local and national centres of commerce.

The property enjoys a commanding position on a superbly positioned corner plot which enjoys the benefit of a high degree of privacy positioned as it is behind well established hedging and enjoys good sized grounds and gardens to front and rear.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk and Bedale whilst the large shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools – the area is well served by good state and independent schools. There are local Primary and Secondary schools within Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm and Ampleforth.

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 the North Yorkshire Dales and close to good local rivers and ponds.

Racing – Catterick, Thirsk, York, Sedgefield, Redcar, Ripon, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Darlington, Bedale, Richmond and Catterick

Walking – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property. This area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities are to be found. Additionally the property is within 1 hour of the coast of Whitby, Redcar and Scarborough.

Dales, Moor & Coast – this area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities are to be found. Additionally the property is within one hour of the Coast at Whitby, Redcar and Scarborough and the host of very attractive villages between Whitby and Scarborough.

Theatres - Darlington, Richmond, Durham, Newcastle and York.

Leisure Centres – Northallerton, Thirsk and Bedale

Communications – The A.1 and A.19 trunk roads are both within 10 miles travelling distance of the property and provide excellent access to routes north and south and in addition connect into the A.66 providing good transport east to west. Main line train stations are situated at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine line 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 (30 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

12 Lees Lane comprises a superior 4-bedroomed detached family house / residence situated on a particularly nice sized plot in this much sought after and highly desirable residential area. The property is brick built with clay pantile roof. Externally the property is accessed through twin wooden gates onto front garden which has an extensive area of quality laid block paved driveway hardstanding and turning area providing parking for several vehicles. It sits nicely behind low level ornamental stone wall which then has low level well maintained conifer hedging. The property is then access to rear via walkways to either side of the property which are gated and to the rear the property opens out onto good sized grounds and gardens extending to natural stone flagged patio together with covered rear entrance area, attractive area of decking situated to the rear of the sitting room and adjacent to the kitchen. The majority of the remainder of the garden is lawned with attractive shrub borders incorporating a chippings play area with flagged base for garden roof, flagged base for shed. The rear of the property is completed by a post and panelled fence to two sides and hedged boundary to the rear

providing for a high degree of privacy.

Internally the property enjoys the benefit of leaded glass full UPVC sealed unit double glazing and gas fired central heating.

The property is immaculately presented, particularly well laid out and spacious incorporating quality fitted kitchen, bathroom and en suite together with good range of reception rooms and four double bedrooms.

The property retains scope for additional extension subject to Purchasers requirements and the necessary planning permissions.

The offering of 12 Lees Lane presents an all too rare opportunity for the discerning purchaser to acquire a substantial individual quality family house in the Northallerton area which is available for early inspection and can be made available for early completion.

ACCOMMODATION

In off block paving under Covered Entrance in through UPVC sealed unit double glazed front door with central leaded glass panel and leaded glass lights to side into:

Entrance Vestibule

2.46m x 3.63m (8'1" x 11'11" max)

With attractive parquay wood floor with inset matwell. Coved corniced ceiling. Ceiling light point. Stairs to First Floor. Double radiator. Door off to:

Downstairs WC

2.94m x 0.91m (9'8" x 3'0" max)

With natural tiled terracotta tiled floor. Suite comprising duoflush WC. Unit inset wash basin with cupboard storage beneath. Tiled splashback. Radiator. Ceiling light point. Cloaks hanging rail.

Snug

2.49m x 3.47m (8'2" x 11'5")

Enjoying a continuation of the attractive parquay wood flooring. Coved corniced ceiling. Double Radiator. TV point. Built in book shelving. Wall light point.

Breakfast Kitchen

7.87m x 3.05m (5'10" x 10' max)

Nicely divided into Kitchen and Breakfast Area enjoys a continuation of the very attractive polished parquay wood natural flooring. Attractive quality fitted walnut fronted extensive range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, coated sink unit with mixer tap over. Inset Tricity Bendix double oven and eye level grill. Unit inset 5 ring AEG gas hob. Attractive natural stone shade Harlequin tiled splashback. Built in AEG dishwasher with unit matched door to front. AEG brushed steel extractor hood over hob with inset light. Space and plumbing for larder fridge. Unit matched built in wine rack. Unit matched wall mounted glass shelved and fronted display cabinet. Breakfast Area enjoys the benefit of granite breakfast table on brushed steel legs. UPVC sealed unit double glazed french doors

out to decking and rear garden. Double radiator. Archway leads into Dining Room

Utility Room

4.49m x 1.72m (14'9" x 5'8")

With kitchen matched base and wall cupboard. Work surfaces with inset single drainer, single bowl coated sink unit with mixer tap over. Attractive tiled splashback. Space and plumbing for auto wash and space for additional appliance. Two ceiling light points. Radiator. Cloaks hanging. UPVC sealed unit double glazed door to rear with matching leaded glass light to side leading to rear patio and gardens. Access to Garage.

Office

2.13m x 1.98m (7' x 6'6")

Radiator. Ceiling light point. Telephone point. Window to side.

Formal Dining Room

2.92m x 3.50m (9'7" x 11'6")

Ceiling light point. Double glazed french doors out to front. Natural parquay wood flooring.

Sitting Room

5.30m x 3.63m (17'5" x 11'11")

With feature fireplace comprising carved and stained surround and mantle shelf, tiled inset and hearth with an inset living flame gas fire. Inset ceiling light spots. Two double radiators. Windows to front and rear providing for a high degree of natural light. Good views onto front and rear gardens. TV point, Sky & Telephone connections.

Stairs to First Floor having exposed stained balustrade with painted spindles leading up to central Landing with split staircases left and right. Up steps to:

Master Bedroom Suite comprising Bedroom

6.20m x 4.03m (20'4" x 13'3")

With windows to front and rear providing for a high degree of natural light. 2 ceiling light points. Loft Access. Double and single radiator. Door to:

En Suite Shower Room

1.59m x 1.59m (5'3" x 5'3")

With attractive corner fully tiled shower cubicle with contrasting tiled dado rail and inset display tiles. Wall mounted Mira Sport electric shower. Extractor and light over. Inset ceiling light spots. Duoflush WC. Unit inset wash basin with tiled splashback and dado rail. Cupboard storage beneath. Wall mounted heated towel rail and radiator.

Right Landing

2.54m x 0.89m (8'4" x 2'11")

Attic access. Inset ceiling light spots.

Bedroom No. 2

3.55m x 3.22m (11'8" x 10'7")

With inset ceiling light spots. Double radiator. Built in bedroom furniture comprising bedside cabinet with rear glass display shelving. Overbed store cupboards. Matching built in dressing table with cupboard to side. Built in double wardrobe with hanging and storage plus side shelved storage.

Bedroom No. 3
3.60m x 3.33m (11'10" x 10'11")

Ceiling light point. Double radiator. Built in shelved store cupboard / potential wardrobe.

Bedroom No. 4
4.59m x 3.52m (15'1" x 11'7")

Inset ceiling light spots. Double radiator. Twin windows to front providing a high degree of natural light.

Family Bathroom / Shower Room
4.14m x 1.67m (13'7" x 5'6") max

Fully tiled walls with contrasting tiled dado rail. Separate walk in shower with shower screen. Tiled floor to central drain. Mains Triton shower. Overshower spot with separate extractor. Suite comprising panelled bath with corner mixer tap. Unit inset jack and Jill sinks with mixer taps and cupboard storage beneath with twin mirrors and spot lighting over. Concealed cistern duoflush WC with cupboard storage to side. Unit matched glass shelved store cupboards over. Natural stone tiled floor. Wall mounted Myson heated towel rail and radiator. Inset ceiling light spots.

OUTSIDE

Garage
2.97m x 5.12m (9'9" x 16'10")

With roller shutter door to front, pedestrian access to rear. Two ceiling light points. Concrete floor. Power points. Wall mounted Baxi 60/10 gas fired combination central heating boiler.

GARDENS

Externally the property is accessed through twin wooden gates onto front garden which has an extensive area of quality laid block paved driveway hardstanding and turning area providing parking for several vehicles. It sits nicely behind low level ornamental stone wall which then has low level well maintained conifer hedging.

The property is then access to rear via walkways to either side of the property which are gated and to the rear the property opens out onto good sized grounds and gardens extending to natural stone flagged patio together with covered rear entrance area, attractive area of decking situated to the rear of the sitting room and adjacent to the kitchen. The majority of the remainder of the garden is lawned with attractive shrub borders incorporating a chippings play area with flagged base for garden roof, flagged base for shed. The rear of the property is completed by a post and panelled fence to two sides and hedged boundary to the rear providing for a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

SERVICES

Mains Water, Electricity, Gas and Drainage.

VIEWING

By appointment with Northallerton Estate Agency- Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

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 E. The current charge is £1752.48.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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.
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