

**21 MOORVIEW ROAD**  
**NORTHALLERTON DL6 1RF**



**A WELL LAID OUT & SPACIOUS 3-BEDROOMED END OF TERRACE FAMILY PROPERTY IN NEED OF SOME UPDATING & MODERNISATION**

- Gas Fired Central Heating
- UPVC Sealed Unit Double-Glazing
- Hardstanding to Front / Lawns to Rear
- In Need of Updating / Scope for Refurbishment
- Walking Distance of Town Centre & Local Amenities
- Offered Chain Free & Early Completion

**Offers in the Region of: £119,000**

# 21 MOORVIEW ROAD, NORTHALLERTON DL6 1RF

## SITUATION

Thirsk	7 ½ miles	A.19	7 miles
Teesside	16 miles	York	30 miles
Darlington	16 miles	Bedale	9 miles
A.1	8 miles		

(All Distances are Approximate)

**Moor View Road** is very conveniently situated within walking distance of Northallerton Town Centre and all local shopping. 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 3-bedroomed end of terrace family house situated on a convenient sized plot in a quiet cul de sac location.

Externally the property enjoys the benefit of tarmac hardstanding to front for up to two vehicles whilst to the rear the property enjoys a decked area opening out onto garden which at present is lawned and enjoys close boarded fencing to two sides.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has received some updating by the present owners including attractive fitted kitchen but has scope for internal refurbishment and updating subject to Purchasers requirements.

The property enjoys the benefit of useful Dining Room off the main Sitting room which could subject to Purchasers requirements provide for an additional bedroom.

Early inspection recommended.

## ACCOMMODATION

Up step to UPVC sealed unit double glazed front door with etched glass panel into:

**Entrance Hall**  
**1.93m x 2.08m (6'4" x 6'10")**

Stairs to First Floor. Ceiling light point. Cloaks hanging. Radiator. Door to understairs storage. Door through to:

**Living Room**  
**5.28m x 3.07m (17'4" x 10'1")**

Coved corniced ceiling. Four wall light points. TV point. Radiator. Large double glazed window looking out onto front. Internal archway gives access to:

**Dining Room**  
**3.40m x 3.60m (11'2" x 11'10")**

Ceiling light point. Radiator. Hatch through from kitchen.

Views onto rear garden.

### **Kitchen**

**3.35m x 3.47m (11' x 11'5")**

With recently fitted kitchen comprising extensive range of maple base and wall cupboards, work surfaces with inset single drainer, 1 ½ bowl stainless steel sink unit having mixer tap over. Unit inset Prima four ring gas hob. Brushed steel Prima oven and grill. Inset over unit lighting. Useful corner storage. Space for fridge freezer. Tiled splashbacks. Space and plumbing for auto wash with unit matched door to front. Built in wine rack. Radiator. Ceiling light point. Attractive panelled ceiling. UPVC sealed unit double glazed door to rear giving access to rear garden.

Stairs to First Floor have painted and stained mahogany balustrade leading up past landing with picture window onto:

### **Main Landing**

**1.72m x 2.54m (5'8" x 8'4")**

Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater and having shelved storage over with cloaks hanging rail.

### **With Inner Hallway**

**2.232m x 0.89m (7'4" x 2'11")**

Radiator.

Off Main Hallway is

### **WC**

**0.81m x 1.67m (2'8" x 5'6")**

With WC. Ceiling light point.

### **Bath & Shower Room**

**1.62m x 2.46m (5'4" x 8'1")**

With suite comprising panelled shower with wall mounted Gainsborough EL900 main shower. Extractor and light over. Matching panelled bath with pedestal wash basin. Wood painted panelled walls. Painted panelled ceiling with inset ceiling light spots. Radiator.

Off Inner Hallway

### **Bedroom No. 3**

**2.72m x 2.08m (8'11" x 6'10")**

Ceiling light point. Radiator.

### **Bedroom No. 1**

**3.10m x 3.68m (10'2" x 12'1") max**

Radiator. Ceiling light point. Built in double wardrobe with cloaks hanging rail. Ceiling light point. Radiator.

Archway from Inner Hallway to:

### **Bedroom No. 2**

**4.03m x 2.76m (13'3" x 9'1")**

Fitted furniture comprising double wardrobe with cloaks hanging rail and shelved storage above. Further double wardrobe. Central storage cupboard with dressing table to centre. Ceiling light point. Radiator.

### **Shed**

**1.37m x 2.08m (4'6" x 6'10")**

Open to the front, useful for storage and has light and power.

### **GARDENS**

Externally the property enjoys the benefit of tarmacadam hardstanding to front for up to two vehicles whilst to the rear the property enjoys a decked area opening out onto garden which at present is lawned and enjoys close boarded fencing to two sides.

### **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 important 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.

N252 Printed by Ravensworth 01670 71330