

**9 PRIORY WAY, INGLEBY ARNCLIFFE,
NORTHALLERTON DL6 3LR**



**AN IMMACULATELY PRESENTED, PARTICULARLY WELL LAID OUT & SPACIOUS
3-BEDROOMED DETACHED BUNGALOW RESIDENCE SITUATED IN MUCH
SOUGHT AFTER AND HIGHLY ACCESSIBLE A.19 CORRIDOR VILLAGE**

Well Laid Out & Spacious 3-Bed Bungalow
Internally Appointed to a High Standard
UPVC Sealed Unit Double Glazing
Oil Fired Central Heating

Attached Garage and Car Port + Hardstanding
Low Maintenance Garden to Front
Attractive Good Sized Lawns to Rear
Very Convenient A.19 Corridor Village Location

REDUCED FOR QUICK SALE TO £320,000

9 PRIORY WAY, INGLEBY ARNCLIFFE, NORTHALLERTON DL6 3LR

SITUATION

Northallerton	7 miles	Stokesley	8 miles
Thirsk	12 miles	Teesside	14 miles
A.19	½ mile		

(All distances are approximate)

This particularly attractive, well laid out and spacious detached bungalow residence is situated in a very convenient position in the centre of this much sought after and highly desirable North Yorkshire village which is positioned on the eastern side of the A.19 trunk road and offers very convenient access to Teesside, A.19 and surrounding centres of commerce.

The property is particularly conveniently situated in easy reach of the popular market towns of Northallerton, Yarm, Stokesley and Thirsk and only some 12 minutes approximately from Teesside.

The property sits on a good sized, well maintained and attractive plot in a very quiet location, well away from any minor and major roads and yet within walking distance of the village centre.

A full and comprehensive range of educational, recreational and medical facilities together with good shopping centres and local markets are to be found in Northallerton, Yarm and Stokesley. For larger shopping requirements and centres of commerce, Middlesbrough, Teesside and York are all within very convenient and easy travelling distance.

The property is situated off the A.19 and within easy commuting distance of the A.1 providing excellent access to the main arterial road networks and thereby with access to all the local, national and international centres of commerce.

Main line Train Stations are to be found at Northallerton and Darlington, bringing London within 2 ½ hours commuting time via the East Coast main line. It is on the London to Edinburgh and additionally via the Transpennine Line which offers direct access to York, Leeds, Manchester, Liverpool and Manchester Airports.

International Airports are to be found at Durham Tees Valley (20 minutes), Newcastle and Leeds/Bradford.

AMENITIES

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster

Golf – Romanby, Thirsk, Bedale, Catterick, Darlington and Middlesbrough.

Shooting & Fishing – The property is attractively placed in an area renowned for its quality shoots and good fishing close to local rivers and ponds.

Schools – This area of North Yorkshire is well served by good state and independent schools. There is a good Primary School within the Village. Local comprehensive schools are situated at Teesside, Northallerton and Thirsk. Independent schools can be

found at Yarm, Teesside High, Ampleforth, Polam Hall at Darlington and Queen Mary's at Baldersby.

Walking, Cycling & Equine – The area is well served for attractive walking and cycling together with good network of bridle paths. In and around the area there are extensive opportunities for leisure activities with some particularly attractive countryside to be found around this area of North Yorkshire and extending over towards the Hambleton Hills and beyond. The property lies within the Hurworth Hunt Country and there is riding within the area.

The property is approximately 40 minutes away from the Coast at Whitby, Scarborough and Redcar and just over an hour from the North Yorkshire Dales and within easy reach of the North Yorkshire Moors.

DESCRIPTION

9 Priory Way at Ingleby Arncliffe comprises a well laid out and spacious, superior 3-bedroomed detached bungalow residence of character and distinction. The property is brick built with clay tile roof and enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. Externally the property enjoys to the front, concrete hardstanding for four vehicles which forms the driveway to the covered carport and garage. To the side is a low maintenance front garden with nice mix of chippings and natural stone low level ornamental divide. A concrete pathway continues around the property giving access to the attached garden shed. To the rear the property enjoys the benefit of continuation of the flagged walkway with a main rear garden given over to lawn with natural stone curved coving. The borders are of chippings with inset shrubberies and additionally the rear garden enjoys the benefit of an outside garden room, metal pergola and shed and in all the rear provides a particularly attractive backdrop to the property and is easily maintained.

Internally the property is well laid out and spacious and immaculately presented. It enjoys the benefit of quality fitted kitchen and bathroom together with En Suite to the Master Bedroom.

The internal layout at present provides for two double bedrooms with an additional second sitting room / snug but could provide 3 bedrooms subject to Purchasers requirements and it must be mentioned that the property does avail itself well of various residential layouts according to purchasers requirements.

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

ACCOMMODATION

Tiled step to UPVC sealed unit double glazed side door with etched glass central panels and etched glass light to side.

Car Port
8' 9" x 12' 10" (2.66m x 3.91m).

Wall light point and is UPVC clad.

Entrance Vestibule:

7' 6" x 4' 6" (2.28m x 1.37m)

An attractive natural stone tiled floor and coloured tiled border. Coved cornice ceiling, ceiling light point. Twin doors to deep built in store cupboard having cloaks hanging rail with shelved storage to rear. It has light and power.

Internal multi-paned hardwood door with inset bulls eyes leads into:



Lounge/Diner

Nicely divided into dining and living areas.

Dining Area

14' 2" x 11' 2" (4.31m x 3.40m)

Coved cornice ceiling, ceiling light point, fitted plate rack, double radiator. Door to kitchen and door to inner hall.

Sitting Area

18' 3" x 12' 5" (5.57m x 3.79m)

Feature display window ledge to front. Two ceiling light points. Continuation of fitted picture rail. Television point. Feature fireplace comprising mahogany surround and mantle shelf, tiled grate, ornate floral tiled backplate with coal effect electric fire. Two double radiators. Access to:

Breakfast Kitchen

13' 7" x 10' 1" (4.14m x 3.08m)

Natural stone tiled floor, attractive honey pine fitted kitchen comprising extensive range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Tiled splashbacks, tiled topped central breakfast bar, space and point for Rangemaster-type cooker with extractor hood over and light. Space and plumbing for dishwasher. Double radiator. Beamed ceiling with inset ceiling light spots. Space for fridge freezer. UPVC sealed unit double glazed door to rear with etched glass topped panels giving access to:

Rear Entrance Vestibule

5' 6" x 2' 10" (1.67m x 0.86m)

Tiled floor, wall mounted light. Glazed to two sides and has double glazed door to the outside.

Inner Hallway

6' 1" x 7' 8" (1.86m x 2.33m)

Attic access, coved cornice ceiling, fitted picture rail. Access to:

Bedroom 1

15' 5" x 12' 2" (4.70m x 3.71m).

En Suite Bedroom. Bedroom area has coved cornice ceiling, ceiling light point, double radiator, television point. Internal door to:

En Suite Shower Room

7' 11" x 3' 7" (2.41m x 1.09m)

Fully tiled shower cubicle, remaining walls half tiled. Tiled and ornate dado rail. The shower cubicle houses a Gainsborough Energy 2000X electric shower. Matching pedestal wash basin and WC. Wall mounted shaver socket. Wall mounted shaver light and mirror. Wall mounted Oracstar extractor fan. Ceiling light point. Wall mounted heated towel rail/radiator.



Bedroom 2

10' 11" x 13' 5" (3.33m x 4.09m)

Coved cornice ceiling, ceiling light point, fitted bedroom furniture comprising double wardrobe with cloaks hanging rail and shelf storage over. Central single wardrobe with cloaks hanging rail and shelf storage over. Double radiator. Ceiling light point. Corner mounted wash basin with cupboard storage beneath. Wall mounted shelf and mirror to rear. Views onto rear garden.



Second Sitting Room/3rd Bedroom /Snug
13' 5" x 8' 11" (4.09m x 2.72m)

Exposed beam ceiling. Ceiling light point. Wall mounted feature cast fire surround and mantle shelf. Cut marble hearth. Double radiator. Two wall light points and two picture light points. Double glazed French door out to rear patio and garden.

Bathroom
5' 5" x 7' 8" (1.65m x 2.33m).

Fully tiled with panelled ceiling with ceiling light point, tiled floor, wall mounted heated towel rail/radiator. Wall mounted shaver socket. Wall mounted Greenwood extractor fan. Suite comprising over-sized bath with fitted shower screen and Mira XL mains shower over bath. Matching pedestal wash basin and duo flush WC.

OUTSIDE

GARDENS

The property enjoys to front, concrete hardstanding for four vehicles which forms the driveway to the covered carport and garage. To the side is a low maintenance front garden with nice mix of chippings and natural stone low level ornamental divide. A concrete pathway continues around the property giving access to the attached garden shed. To the rear the property enjoys the benefit of continuation of the flagged walkway with a main rear garden given over to lawn with natural stone curved coving. The borders are of chippings with inset shrubberies and additionally the rear garden enjoys the benefit of an outside garden room, metal pergola and shed and in all the rear provides a particularly attractive backdrop to the property and is easily maintained

Door from rear gives access to the

Garage
19' 11" x 9' 7" (6.97m x 2.92m)

Roller shutter door to front. Rear double glazed window. Floor mounted Worcester Danesmoor 15/19 oil fired central heating boiler. Built in work station with space and plumbing for auto wash. Additional work station with space beneath for additional appliance. Space for fridge and freezers. The garage has light and power.

Garden Shed
5' 5" x 11' 6" (1.65m x 3.50m).

Block built to one side and has doors to front and rear with double glazed unit to side. Corrugated roof. Built in workbench, wall mounted shelving etc.

GENERAL REMARKS & STIPULATIONS

VIEWING - By appointment through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES - Mains Water, Electricity, Oil and Drainage.

TENURE – Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND – We are verbally informed by Hambleton District Council that the Council Tax Band is E. The current charge is £1757.10

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





COMMITMENT

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- 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.
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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.

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.

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