

**3 JUBILEE GARDENS
NORTHALLERTON DL6 1FB**



**AN IMMACULATLEY PRESENTED, PARTICULARLY WELL LAID OUT & SPACIOUS,
EXTENDED 3-BEDROOMED DETACHED BUNGALOW RESIDENCE SITUATED ON A SUPERB
CORNER PLOT IN A MUCH SOUGHT AFTER & HIGHLY DESIRABLE POSITION**

- Internally & Externally Appointed to a High Standard
- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Particularly Attractive Beamed Garden Room
- Well Laid Out Gardens to Three Sides / Flagged Patio
- Detached Garage and Hardstanding for Parking

Offers in the Region of £315,000 for Quick Sale
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

3 Jubilee Gardens, Northallerton DL6 1FB

SITUATION

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

Jubilee Gardens is a very quiet, yet very conveniently situated, much sought after and highly desirable residential area on the favoured southern side of Northallerton and within walking distance of the Town Centre, the Railway Station, County Hall and an excellent range of local amenities together with being very conveniently situated for access to the attractive local 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.

DESCRIPTION

3 Jubilee Gardens comprises a well laid out and spacious, superior 3-bedroomed detached bungalow residence of character and distinction. The property is well constructed being brick built with clay tiled roof and enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating. Under the present ownership the property has enjoyed the benefit of extension to provide for a particularly attractive beamed garden room together with separate utility room and both internally and externally the property is exceptionally well presented.

Externally the property is accessed over tarmac driveway which gives access to one of a pair of garages. Flagged hardstanding and driveway provides direct vehicular access through to the garden if required. The gardens are of a particularly good size as the property occupies a large corner plot and are principally laid to lawn with attractive shrub borders and natural stone flagged walkways around the property. The access to the main rear garden is gated and is a particularly attractive mix of lawned gardens, patios all of which run to three sides with deep well established shrub borders.

The whole of the property has mature close boarded fencing and to the rear of the property is a continuation of the flagged patio right along the rear where there is a raised rear flagged area which at present enjoys part glazed potting shed together with detached workshop. Within the rear garden there is an attractive summer house which is mounted on decking base and has been double glazed with verandah to the front.

Internally the property is particularly well laid out and spacious and is immaculately appointed. It enjoys quality fittings throughout. The standard of the internal presentation demands inspection to fully appreciate.

The offering of 3 Jubilee Gardens presents a rare opportunity to purchase a substantial bungalow residence on a premier corner plot which has been so thoughtfully and attractively extended and subsequently maintained by the present owners.

Early inspection essential to fully appreciate the property, it's presentation and position.

ACCOMMODATION

In under covered entrance up stone step through UPVC sealed unit and leaded double glazed front door into:

Entrance Hall
4.24m x 1.54m (13'11" x 5'1")

Coved corniced ceiling. Ceiling light point. Radiator. Telephone point. Door to:

Cloaks
2.25m x 0.86m (7'5" x 2'10")

With inset Ceiling light spots. WC. Unit inset wash basin with mixer tap over, cupboard storage beneath. Tiled splashback. Radiator.

Inner Hallway
4.59m x 0.94m (15'1" x 3'1") opening up to 2.05m (6'9")

Coved corniced ceiling. Attic access. Ceiling light point. Airing cupboard housing lagged cylinder with immersion heater and shelved storage over.

Living Room

8.73m x 3.63m (28'8" x 11'11") max into deep bay

Coved corniced ceiling. Two ceiling light points. TV point. Telephone point. 2 x double radiators. Feature Adams style fire surround of cut marble with cut marble hearth, backplate and mantle shelf. Inset electric coal effect fire.

Superb Beamed Garden Room

4.47m x 6.47m (14'8" x 21'3") max

Accessed from french doors from Dining area of the Living Room. Attractive beamed ceiling. Double glazing to three sides with double glazed french doors out to rear patio and gardens. TV point. Double radiator.

Breakfast Kitchen

3.15m x 3.05m (10'4" x 10')

Coved corniced ceiling. Inset ceiling light spots. Attractive fitted kitchen of light oak and comprises an extensive range of base and wall cupboards, together with shelved and glazed fronted display cabinets. Work surface with inset moulded 1 ½ bowl single drainer sink unit with mixer tap over. Fully tiled splashbacks. Inset Ariston electric double oven topped with Ariston Schott ceran four ring electric hob and enjoying unit matched hood over with extractor and light. Built in fridge and Ariston dishwasher both with unit matched doors to front. Telephone point. Radiator. Door through to:

Utility Room

1.65m x 3.25m (5'5" x 10'8")

With built in full height store cupboard enjoying cloaks hanging and storage with twin doors to front. Built in work surface with space and plumbing beneath for auto wash. Space for dryer. Space for additional appliance, fridge freezer etc. Attractive tiled splashbacks with contrasting tiled dado rail. Wall mounted Worcester 14:19 cbi gas fired boiler. UPVC sealed unit etched glass half glazed rear door. Window to side. Ceiling light point. Extractor fan. Radiator.

Off Inner Hallway is access to:

Bedroom No. 3

3.66m x 2.74m (12' x 9') plus built in double wardrobe with cloaks hanging rail and shelved storage above. Coved corniced ceiling. Ceiling light point. Radiator.

Master Bedroom

3.66m x 4.03m (12' x 13'3")

Coved corniced ceiling. Ceiling light point. Double radiator. TV point. Built in 2 x double wardrobes with cloaks hanging rail and shelved storage above. Door to:

En Suite Shower Room

2.92m x 0.96m (9'7" x 3'2")

Fully tiled shower cubicle area with Triton mains shower and shower Lux opening screen to front. Matching pedestal wash basin and WC. Half tiled to remainder of room. Shaver light, socket and mirror. Contrasting attractive tiled dado rail. Inset display tiles. Radiator. Inset ceiling light spots. Inset ceiling extractor.

Bedroom No. 2

2.94m x 3.05m (9'8" x 10')

Coved corniced ceiling. Ceiling light point. Radiator. TV point. Nice views over rear garden.

Family Bathroom

1.96m x 1.72m (6'5" x 5'8")

Attractively tiled to half height with attractive tiled dado rail. Inset matching display tiles. Suite comprising pine panelled bath with mixer tap. Pedestal wash basin with mixer tap. Matching WC. Wall mounted shaver, light, socket and mirror fronted cabinet. Inset ceiling light spots. Inset extractor fan. Radiator.

OUTSIDE

Garage

3.17m x 5.51m (10'5" x 18'1")

Up and over electric garage door. Concrete floor. Extensive eaves storage. Light and power. Pedestrian access to rear.

Workshop

3.81m x 3.05m (12'6" x 10')

On a concrete base and enjoys light and power. Twin doors to front. Shelving.

Potting Shed / Garden Store

3.22m x 2.28m (10'7" x 7'6")

Glazed to front and part glazed to side.

External Summer House

3.30m x 2.30m (10'10" x 7'7")

On a decking base with double glazed windows to front and side. Verandah to the front.

GARDENS

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GENERAL REMARKS & STIPULATIONS

VIEWING:

By arrangement through Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES:

Mains water, electricity, drainage, gas.

TENURE:

Freehold with Vacant Possession on completion.

LOCAL COUNCIL:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

COUNCIL TAX:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. The current charge is £1,752.48.



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.

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