

4 POPLAR CRESCENT
ROMANBY, NORTHALLERTON DL7 8BD



**AN ATTRACTIVELY PRESENTED WELL LAID OUT AND SPACIOUS 2 BEDROOMED
DETACHED BUNGALOW SITUATED ON A GOOD SIZED PLOT IN A QUIET SOUGHT
AFTER RESIDENTIAL LOCATION**

- Well Laid Out & Spacious Accommodation
- Gas Fired Central Heating/UPVC Sealed Unit DG
- Quality Fitted Kitchen & Bathroom
- Low Maintenance Gardens to Front & Rear
- Detached Double Garage
- Extensive Hard Standing to Side

OFFERS IN THE REGION OF £225,000

4 POPLAR CRESCENT, ROMANBY, NORTHALLERTON

SITUATION

A1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A19	6 miles	Teesside	16 miles

(All distances are approximate)

Poplar Crescent is nicely situated off The Fairway which takes access from Boroughbridge Road and leads through to the attractive village of Romanby. The property occupies a quiet, mature plot in this much sought after residential area within walking distance of both Romanby and Northallerton centres. The property is ideally placed for a comprehensive range of local services, amenities, schools and shopping and the property itself is within the catchment area for a number of renowned schools.

The property is within walking distance of the local main line train station at Northallerton. The line runs from London to Edinburgh, 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 hour's 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. There are a number of Primary Schools in the area together with the recently constructed Catholic School. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, 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

4 Poplar Crescent comprises an attractive presented well laid out and spacious 2 bedroomed detached bungalow residence which is brick built with clay tiled roof. It has been well maintained by the present owner and is offered in well laid out attractive condition both internally and externally. The property is situated in a very quiet location in this much sought after residential area and the property sits on a good sized plot with attractive low maintenance gardens to front and rear together with extensive hard-standing for a number of vehicles to side and also providing access to the detached double garage. The property sitting as it does on such a good sized plot has tremendous scope for extension subject to Purchasers' requirements and the necessary Planning Permissions.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious accommodation with the master bedroom enjoying a lay out that accommodates both bedroom and sitting/dressing area. The property additionally enjoys the benefit of second bedroom, reception rooms extending to sitting room, living room and nice sized bathroom. Additionally in the eaves the property has a fully boarded attic which is currently divided into two rooms and again could provide for additional residential accommodation subject to the necessary Building Regs. and Purchasers' requirements.

The offering of 4 Poplar Crescent offers an excellent opportunity for the discerning purchaser to acquire a substantial 2 bedroomed detached bungalow which has further scope for extension and sits on a good sized plot which would readily accommodate a larger property. Early inspection recommended to appreciate the property, its' position and potential.

ACCOMMODATION

In through UPVC Sealed unit double glazed front door with twin etched glass top panels into

L Shaped Entrance Hall **13'9 x 6'11 (4.19m x 2.11m) max**

With ceiling light point. Radiator. Attic access with fitted loft hatch and ladder.

Sitting Room **11'5 x 14'3 (3.48m x 4.34m)**

With windows to two sides providing a high degree of natural light. Chimneybreast with marble to front and hearth mounted Robinson Willey Sahara Safe Guard gas fire. The chimneybreast alcoves provide excellent space for book shelves, TV Stand etc. Room has a fitted picture rail, ceiling light point, double radiator, telephone and television point, together with two wall light points.

Living Room

15' x 9'4 (4.57m x 2.84m)

With cut-marble hearth with hearth mounted gas fire. Built in boiler cupboard housing Baxi Wall mounted gas fired central heating boiler with cloaks hanging to side, shelf and useful storage beneath. Built in shelved linen cupboard with cupboard storage over and built in shelf store cupboard. Double radiator. Telephone point. Ceiling and wall light points. Double glazed window to front and opaque glazed window to side providing for a high degree of natural light. Panel door with central glazed panel into:

Breakfast Kitchen

7'10 x 15'5 (2.38m x 4.70m)

With recently fitted kitchen comprising attractive range of Beech fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in brush steel double oven and grill. Unit inset Diplomat 4 ringed gas hob, with unit matched cooker hood over with inset extractor and light. Under unit lighting. Space and plumbing for auto wash. Built in fridge with unit matched door to front. Attractive tiled splash backs. Two windows to sides providing a high degree of natural light with the main window looking out on to the rear garden. Ceiling Light point and double radiator.

UPVC sealed unit double glazed side door with attractive etched glass central panel which gives access out to seating area, gardens and driveway.

Bedroom 1

19' 9 x 11'3 (6.02m x 3.43m)

With central arch way providing for bed and dressing room area. Extensive range of built in louvre door fronted wardrobes comprising triple robe with shelf storage above and cupboard storage over with shelved store cupboard to side with cupboard storage over. Two x double robes, one with cloaks hanging rail, shelf storage over, cupboard storage above and the other with deep shelving and storage above. Further double robe which has twin hanging rails top and bottom with cupboard storage over. Two ceiling light points, two radiators, fitted picture rail. Views out onto rear garden. Presently laid out as a bed/sitting room.

Bedroom 2

10'8 x 8'11 (3.25m x 2.72m)

Ceiling light point. Double radiator. Fitted wardrobe comprising single robe with cloaks hanging rail, shelf storage to side. Shelf storage over and cupboard storage above. Double radiator. Ceiling light point. Good views out to front.

Bathroom

7'6 x 4'10 (2.28m x 1.47m)

Fully tiled bathroom with suite comprising panelled bath with Sigma Aquatron electric shower over, matching pedestal wash basin and W.C. Wall mounted mirror and light. Wall mounted Dimplex Electric heater. Ceiling light point and opaque double glazed window to rear.

Potential First Floor:

Attic which is currently divided into two rooms:

Room 1

19'5 x 12'2 (5.92m x 3.71m)

Ceiling light point. Arch way through to

Room 2

11'9 x 6'10 (3.58m x 2.08m)

Ceiling light point and panelled ceiling. Containing lagged cylinder and immersion heater plus access to the under eaves storage.

Subject to the necessary Planning Permissions and Building Regulations there is scope to provide for additional residential accommodation to this area subject to Purchasers' requirements.

GARDENS

Low maintenance gardens to the front, with well established hedge to front and side, close boarded fencing forming the boundary with the neighbour. To the side of the property is a concrete driveway with low maintenance chippings to side and a close boarded fence and opening out to extensive hard-standing for a number of vehicles and giving access to the detached double garage. To the side of the garage is a flagged patio / storage area which would be suitable for caravan, boat etc. which has shrubbed boundary. Just off the driveway there is also a nice area of laid flag patio which is presently used as an attractive seating area. To the rear of the property at present there are low maintenance gardens laid to natural stone flags with low maintenance chippings area to side and around with inset flagged stands. Close boarded fencing to the rear and side.

Garage

19'6 x 18'4 (5.94m x 5.59m)

Brick built with pantile roof. Twin up and over doors to front and has window to side. Concrete floor, beamed ceiling offering extensive eaves storage. Has light and power. Built in store cupboards to rear with great space for additional appliances.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Gas, Electricity and Drainage.

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 C.



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