

**38 NORMANBY ROAD
NORTHALLERTON DL7 8RW**



**AN ATTRACTIVELY PRESENTED 3-BEDROOMED TRADITIONAL EXTENDED SEMI
DETACHED FAMILY HOUSE SITUATED IN A MUCH SOUGHT AFTER AREA ON
THE OUTSKIRTS OF NORTHALLERTON**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Hardstanding and Garden to Front
- Good Sized Lawned Rear Garden
- Quality Fitted Dining Kitchen
- Attractively Appointed Throughout

REDUCED TO £182,500
AVAILABLE FOR EARLY COMPLETION

38 NORMANBY ROAD, NORTHALLERTON

SITUATION

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

Normanby Road is a quiet and very conveniently situated much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities, attractive countryside and is within the catchment area of Broomfield School.

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.

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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

38 Normanby Road comprises an attractively presented, well laid out and spacious extended 3-bedroomed traditional semi detached family house constructed of brick built with clay pantile roof and enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating.

Externally to the front the property enjoys the benefit of concrete and chippings hardstanding which together forms the access driveway to the garage. The remainder of the garden is low maintenance with attractive inset shrubberies and brick raised shrubberies around the front access. To the rear the property has nice sized concrete patio with flagged walkway past the kitchen with the main rear garden being lawned in a nice L shape with shrub borders. There is space and base for shed.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating together with an attached garage to the side.

Under the present ownership the property has been extended and improved by the present owners. Of particular note the property has enjoyed alterations to the rear to provide for a superb fitted Living / Kitchen area with attractive Dining Area and good views out over the rear garden. On the first floor the property enjoys the benefit of 3 good sized bedrooms together with attractive quality fitted bathroom.

The property is offered available for early completion. Early inspection is recommended to fully appreciate the property, its position and presentation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with leaded opaque glazing with opaque glazed leaded lights to side

into:

Entrance

2.06m x 1.55m (6'9" x 5'1")

Stairs to First floor. Coved corniced ceiling. Ceiling light point. Telephone point. Single radiator. Laid wood laminate floor. Door into:

Sitting Room

4.27m x 4.06m (14' x 13'4") max

With coved corniced ceiling. Centre ceiling light point. Two wall light points. Feature chimney breast with moulded fire surround, cut marble hearth with backplate, inset mounted electric fire. TV point. Laid wood laminate floor. Radiator.

Living Room

3.02m x 5.20m (9'11" x 17'1")

Coved corniced ceiling. 2 ceiling light points. Double radiator. Sliding patio doors out to rear garden and patio. TV point.

Inner Hallway

1.80m x 0.89m (5'11" x 2'11")

Wood panelled ceiling. Ceiling light point. Door to:

Downstairs Cloaks / WC

1.111m x 1.70m (3'8" x 5'7")

Wood panelled ceiling. Ceiling light point. Wall mounted extractor fan. Cloaks hooks. Radiator. Suite comprising pedestal wash basin with mixer tap over and tiled splashback. Duoflush Saniflow WC. Tiled floor.

From Inner Hall is access to Garage and also

Dining Kitchen

6.38m x 2.74m (20'11" x 9') max

Nicely delineated into kitchen and dining areas with the kitchen area having an attractive and recently fitted range of light oak base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Space and point for electric cooker with brushed steel extractor hood over with light. Space and plumbing for dishwasher. Space and plumbing for auto wash. Built in fridge with unit matched door to front. Attractive contrasting tiled splashbacks. Tile effect floor. Ceiling light point.

Dining Area

Ceiling light point. Double radiator. Telephone point. Windows to two sides provides for a high degree of natural light.

Stairs to First Floor with a painted balustrade and spindles leading to:

Landing

2.49m x 1.22m (8'2" x 4') max

Attic access. Ceiling light point. Opaque overstairs window. Built in airing cupboard housing Ferroli Optimax HE31C combination gas fired central heating and hot water boiler. Coved corniced ceiling. Ceiling light point.

Bedroom No.1

3.71m x 3.10m (12'2" x 10'2")

Coved corniced ceiling. Ceiling light point. Radiator. Fitted furniture with sliding doors to front comprising 2 x single wardrobes with twin hanging rails. Useful shelved storage to side with shelved storage over.

Bedroom No. 2

3.12m x 2.96m (10'3" x 9'9")

Inset ceiling light spots. Radiator. Views onto rear garden.

Bedroom No.3

2.03m x 2.49m (6'8" x 8'2")

With fitted dado rail. Coved corniced ceiling. Ceiling light point. Single radiator.

Bathroom

1.62m x 2.03m (5'4" x 6'8")

Tiled floor. Fully tiled walls. Pine panelled ceiling with inset ceiling light spots and extractor. Suite comprising wooden panelled bath with Redring Plus Extra electric shower over. Pedestal wash basin with mixer tap. Duoflush WC. Radiator.

Garage

5.35m x 2.30m (17'7" x 7'7")

Concrete floor. Ceiling light point. Up and over door to front. Light and power.

OUTSIDE

Concrete patio to rear of property with a flagged walkway down past the kitchen with the main rear garden being lawned in an L shape with shrub borders. Space and base for shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel: 01609 – 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

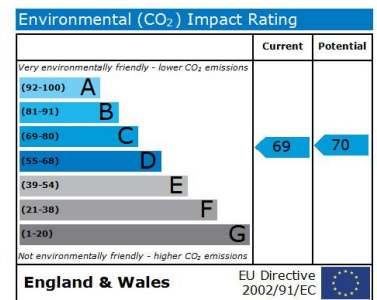
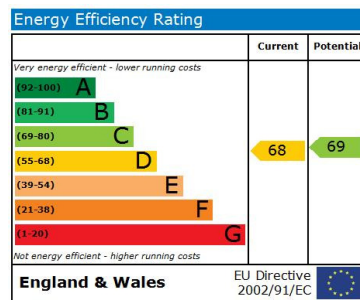
Mains water, electricity, gas and drainage.

COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is Band C. The current charge is £1274.52.

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.