

**15 BEECH GROVE**  
**NORTHALLERTON DL6 1JY**



**A SPACIOUS 4-BEDROOMED TRADITIONAL SEMI DETACHED FAMILY HOUSE IN CONVENIENT LOCATION**

- Substantial 4-Bedroomed Accommodation
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Flagged Patio to Rear
- Very Convenient Location
- Early Viewing Essential

**Offers in the Region of: £180,000**

# 15 Beech Grove, Northallerton, North Yorkshire

## SITUATION

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

(All distances are approximate)

**Beech Grove** is a quiet and conveniently situated residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities and attractive countryside.

The town of Northallerton has a good range of educational, recreational and medical facilities together with weekly markets and varied shopping. Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major shopping centres are at York, Teesside and Middlesbrough. The property is also within walking distance of a local Co-op shop.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an area of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

## AMENITIES

**Racing** – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf** – Romanby (Northallerton), Thirsk, Bedale and Darlington

**Communications** – the property enjoys excellent communications as previously detailed and lies in an area, which has outstanding commuting opportunity.

**Schools** – The area is well served by good state and independent schools. Local Primary and Secondary Schools in Northallerton, Thirsk and Richmond. Independent schools to be found at Teesside, Yarm, Barnard Castle, Polam Hall (Darlington) and Queen Mary's at Baldersby.

## DESCRIPTION

The property comprises an extended 4-bedroomed semi detached traditional family house situated at the end of a small terrace.

Externally to the front, the property enjoys extensive block paved hardstanding for a number of vehicles and would readily accommodate caravan, boat etc. To the side is a flagged walkway with at present a bare earth garden suitable for lawns, shrubbery or vegetable patch with post enclosed panelled fencing. There is gated access to the rear which at present comprises an attractive natural stone flagged extensive patio / garden area and enjoys base for shed and greenhouse and is accessed via two double glazed UPVC sealed unit french doors from the house. There is outside power to front and rear.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious attractively presented accommodation which the present owners are utilising for a mixture of child minding and residential. The property will readily offer itself for continuation of this use or could subject to Purchasers requirements provide for a substantial family house and does in deed enjoy a layout which would readily accommodate a dependent relative living with an extended family.

As mentioned the accommodation is particularly spacious, it is well laid out and well appointed and early inspection is recommended to fully appreciate the property's potential and the size of the plot upon which it sits.

## ACCOMMODATION

In through the front under covered entrance through UPVC sealed unit double glazed front door with central coloured and leaded glass Yorkshire rose panel with opaque glazed panels to side leading into:

### Entrance Hall

**1.98m x 2.99m (6'6" x 9'10")**

With laid oak floor. Stairs to First Floor. Radiator. Ceiling light point. Panelled door giving access to understairs storage area. Door to Kitchen. Door to side leads into:

### Sitting Room

**4.69m x 3.50m (15'5" x 11'6")**

Ceiling light point. Double radiator. Wood laminate floor. Inset living flame gas fire. TV point. Sky point. Door through to:

### Study / Playroom

**4.03m x 3.10m (13'3" x 10'2")**

Continuation of wood laminate floor. Ceiling light point. Double radiator.

### Kitchen / Diner

**6.82m x 3.76m (22'5" x 12'4")**

Nicely divided into kitchen and dining area with the kitchen having an extensive range of light oak base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Unit inset Phillips Whirlpool Generation 2000 4 ring hob with Beaumatic extractor and light over. Built in Credaplan Corniche double oven and grill. Built in De Dietrich dishwasher. Tiled splashbacks. Radiator. 2 ceiling light points. Unit matched shelved display areas. Wine rack.

Dining Area has radiator. Unit matched shelved store cupboard. UPVC sealed unit double glazed french doors out to rear gardens and patio. The whole room enjoys tiled floor. Internal archway leads to Utility Room and access to WC.

#### **Separate WC** **1.24m x 1.27m (4'1" x 4'2")**

WC. Unit mounted wash basin. Ceiling light point. Wall mounted extractor fan.

Cloaks hanging area / Bin store

Door through to:

#### **Utility Room** **2.92m x 3.15m (9'7" x 10'4")**

Base unit topped with single drainer single bowl stainless steel sink unit with space and plumbing to side for auto wash. Roof for extensive additional appliances. Ferroli combination gas fired central heating boiler. UPVC sealed unit double glazed french doors out to rear.

Stairs to First Floor have stained and polished pine balustrade and spindles leading up to:

#### **First Floor Landing** **3.62m x 1.69m (11'11" x 5'7")**

Over stairwell light point. Attic access. Door to:

#### **Bedroom No. 4** **2.91m x 2.74m (9'7" x 9')**

Built in cabin bed. Pine shelved storage to end of bed. Ceiling light point. Radiator. Built in wardrobe with upper and lower hanging rails. Central shelf and useful additional storage above.

#### **Bedroom No. 2** **3.50m x 4.01m (11'6" x 13'2")**

Ceiling light point. Radiator. Natural pine door.

#### **Bathroom** **1.64m x 2.38m (5'5" x 7'10")**

Fully tiled walls and floor. Corner mounted bath with mixer tap and shower attachment over. Unit inset wash basin with cupboard storage beneath. Concealed cistern WC with useful store cupboards to side. Ceiling light point. Heated towel rail / radiator.

#### **Separate Shower Room** **1.52m x 1.24m (5' x 4'1")**

Fully tiled floor and walls. Large shower tray with multi head thermostatic shower panel with additional drench shower over and hand held head. Inset ceiling light spots and extractor. Heated towel rail / radiator. Shaver light, socket and mirror.

#### **Inner Hallway / Office Area** **2.71m x 3.20m (8'11" x 10'6")**

With inset ceiling light spots. Would make ideal office / reading area. Opens up to small inner hall which gives access to:

#### **Master Bedroom** **3.62m x 4.06m (11'11" x 13'4")**

Built in bedroom furniture comprising extensive wardrobes with hanging and storage. Inset ceiling light spots. Double radiator. TV point.

**Bedroom No. 3**  
**3.42m x 2.44m (11'3" x 8')** plus built in sliding fronted wardrobes with hanging and storage. Inset ceiling light spots. Double radiator.

#### **GARDENS**

To the front, the property enjoys extensive block paved hardstanding for a number of vehicles and would readily accommodate caravan, boat etc. To the side is a flagged walkway with at present a bare earth garden suitable for lawns, shrubbery or vegetable patch with post enclosed panelled fencing. There is gated access to the rear which at present comprises an attractive natural stone flagged extensive patio / garden area and enjoys base for shed and greenhouse and is accessed via two double glazed UPVC sealed unit french doors from the house. There is outside power to front and rear.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING:**

By appointment through Northallerton Estate Agency – Tel. no. 01609 – 771959.

##### **SERVICES:**

Mains water, electricity, gas and drainage.

##### **TENURE:**

Freehold with Vacant Possession upon completion.

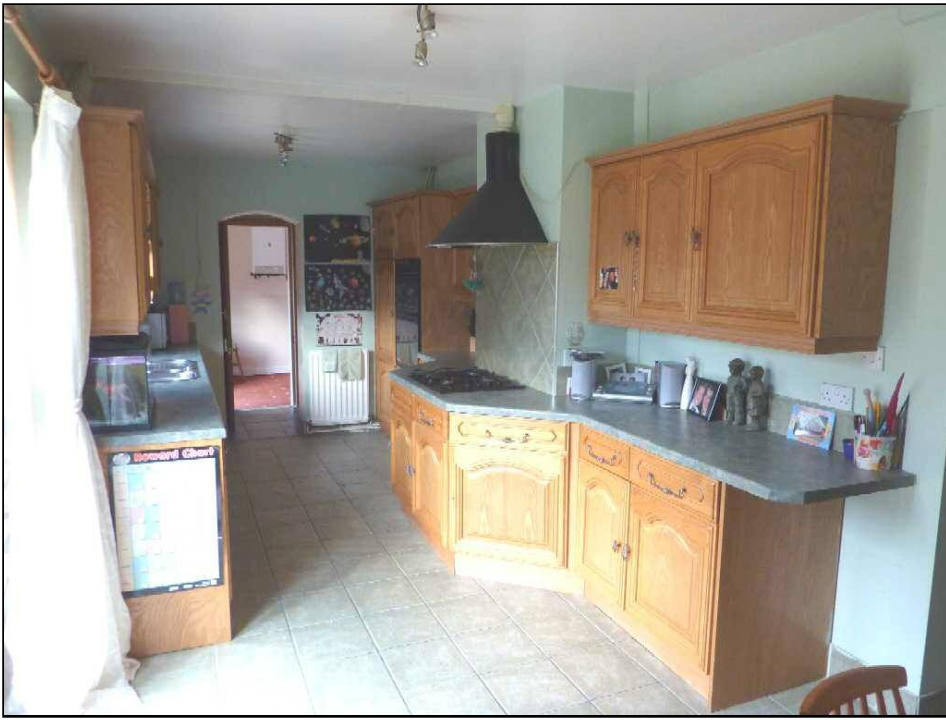
##### **COUNCIL TAX BAND:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B. The current charge is £1165.80 per annum.

##### **LOCAL AUTHORITY:**

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

N252 Printed by Ravensworth 01670 71330