

**17 QUAKER LANE
NORTHALLERTON DL6 1EE**



A CONVENIENTLY POSITIONED TRADITIONAL 3-BEDROOMED SEMI DETACHED FAMILY HOUSE WITH GARDENS TO FRONT & REAR. VERY CONVENIENTLY POSITIONED FOR TOWN CENTRE AND ALL LOCAL AMENITIES.

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Spacious 3-Bedroomed Accommodation
- Hard standing for two vehicles
- Scope for extension subject to PPs
- Scope for updating and modernisation

Offers in the Region of: £149,950

17 Quaker Lane, Northallerton DL6 1EE

SITUATION

Darlington	16 miles	Bedale	9 miles
A1	8 miles	Thirsk	7 ½ miles
A19	7 miles	Teesside	16 miles
York	30 miles		

(All distances are approximate)

Quaker Lane is pleasantly situated on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property enjoys a very convenient position nicely set back from the minor road that is Quaker Lane. The property occupies a nice sized plot with the benefit of gardens to front and rear.

This area of Northallerton provides a pleasant residential area to live in, and lies within convenient and easy commuting distance of Bedale, the A1, the A19 trunk road, Teesside, York, Thirsk, Darlington and all surrounding towns and villages, and is additionally within walking distance of the town centre and all local amenities in Northallerton.

Additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities, public houses, church together with locally renowned restaurant.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

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

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is situated close by and is a renowned Hospital.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

17 Quaker Lane comprises a 3-bedroomed traditional semi detached family house situated on a nice sized convenient plot with gardens to front and rear. The front garden is nicely arranged behind low level ornamental wall, behind which is lawn with shrubbed border. To the left of the garden is an area of chippings and concrete hardstanding with parking for up to 3 vehicles which provides a driveway together with gated access to the rear. There is considered to be scope, by utilising part of this area, to provide for extension subject to purchaser's requirements and the necessary planning permissions. To the rear the gardens comprise an area of lawn with natural laid flagged stone patio. To the side there are raised beds suitable for vegetables etc. whilst to the rear there is an area presently used for a chicken run which could ideally provide for a soft play area or similar. The rear of the property enjoys close boarded fencing.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious family accommodation which would benefit from some up-dating and modernisation, although attention is drawn to the good sized reception rooms and bedrooms.

The offering of 17 Quaker Lane gives an opportunity for a discerning purchaser to acquire a traditional 3 bedroomed family house in a good and convenient residential location which is available for early completion. Early inspection is recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with coloured and leaded glass central panel into;

Entrance Hall

1.86m x 4.29m (6'2" x 14'1")

Laid wood laminate floor, radiator. Stairs to first floor, ceiling light point and telephone point. There is a useful under stairs storage area/potential office area with power. Access into;

Sitting Room

3.99m x 3.63m (13'1" x 11'11) max into bay

With a continuation of the coloured glass upper panelled double glazed sealed unit windows, within this room there is a feature fire place which has a mahogany surround, tiled back plate and hearth and an inset grate. There is a continuation of the wood laminate floor, fitted picture rail, ceiling light point, double radiator, TV point.

Living Room

4.21 m x 3.63m (13'.10" x 11'.11")

Double glazed French doors out to rear patio and gardens, the

room itself has fitted picture rail, ceiling light point, double radiator. Feature fire place comprising of polished beech surround and mantle shelf, marble hearth and back plate, inset living flame gas fire. Within the room there is chimney breast alcove with original shelved cupboards, TV point.

Fitted Kitchen

2.89m x 1.86m (9'6" x 6'1")

Tiled floor, ceiling light point. Fitted kitchen comprising of a range of limed oak base and wall cupboards, work surfaces with inset single drainer/single bowl stainless steel sink unit with mixer tap over. Inset Diplomat Select four ring hob and Hygena multi turbo oven. Extractor hood over hob with inset light and extractor. Tiled splash backs, space and plumbing for auto wash, space for fridge. Double glazed half panelled door to side which gives access to the side of the property.

Stairs to first floor have polished king post and balustrade with painted spindles. Leading up to;

First Floor Landing

2.87m x 1.88m (9'5" x 6'2") inc return.

Double glazed window to side, which provides for a nice degree of natural light on the landing and into the stairwell. Over stairs light point and attic access.

Bedroom No. 1

4.06m x 3.66m (13'4" x 12')

With wood laminate floor, fitted picture rail, ceiling light point and over bed light pull. Original cast fire surround and mantle shelf with an open ornamental grate.

Bedroom No. 2

3.18m x 3.66m (10'5" x 12")

With wood laminate floor. Fitted picture rail, ceiling light point and over bed light pull. Twin chimney breast alcove recesses, suitable for wardrobes. Original feature cast Rennie Mackintosh style fire place and surround with an open ornamental grate.

Bedroom No. 3

2.88m x 1.18m (6'2" x 7'2")

Ceiling light point, over-bed light pull and radiator.

Bathroom

2.08m x 1.88m (6'10" x 6'2")

With enamelled pedestal bath with painted panelled surround. Pedestal wash basin, high level cistern WC. Radiator, ceiling light point and trickle vent.

OUTSIDE

Attached to the rear of the property is a:

Boiler Room

1.25m x 1.65m (4'1" x 5' 5") with wall mounted central heating boiler and wall light point. Door to front and painted brick interior.

Driveway with parking for two vehicles. Immediately in front of the property is a small lawned garden with shrub borders. The rear garden is laid to lawn with a stone flagged terrace and raised borders.

GARDENS

The front garden is nicely arranged behind low level ornamental wall, behind which is a lawn with shrubbed border. To the left of the garden is an area of chippings and concrete hardstanding with parking for up to 3 vehicles which provides a driveway together with gated access to the rear.

To the rear the gardens comprise an area of lawn with natural laid flagged stone patio. To the side there are raised beds suitable for vegetables etc. whilst to the rear there is an area presently used for a chicken run which could ideally provide for a soft play area or similar. The rear of the property enjoys close boarded fencing.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (016090 771959).

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon completion.

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. The current charge is £1332.25 pa.



COMMITMENT

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- 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.

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N252 Printed by Ravensworth 01670 71330