

EASTWOOD
SANDY BANK, NORTHALLERTON DL6 1AN



**AN INDIVIDUAL 3-BEDROOMED DETACHED RESIDENCE OF CHARACTER AND
DISTINCTION STANDING IN A PREMIER RESIDENTIAL AREA OF
NORTHALLERTON**

- 3-Bedroomed Spacious Accommodation
- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Nice Sized Plot with Scope for Extension
- Attached Garage
- Attractive Gardens to Front & Rear

Offers in the Region of: £260,000 - £280,000
OFFERED CHAIN FREE – AVAILABLE FOR EARLY COMPLETION

EASTWOOD, SANDY BANK, NORTHALLERTON DL6 1AN

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	7 miles	Teesside	16 miles
Catterick	10 miles		

(All Distances area Approximate)

Sandy Bank is a particularly attractive and highly sought after residential area situated on the southern fringe of Northallerton in one of the most sought after and highly desirable residential areas of town. This area of Northallerton is particularly sought after and prestigious and the property sits on a mature elevated site which enjoys the benefit of well laid out, good sized plot with an open aspect and tremendous scope for updating, modernisation and extension.

This particular property occupies a lovely plot elevated plot with commanding views out to front and rear.

The property is ideally situated within easy walking distance of Northallerton Town Centre, the main line railway station, County Hall, the Library and all local amenities.

Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets. The nearby village of Romanby enjoys the benefit of Primary School, Village Shop, Post Office, Public House and Church.

AMENITIES

Communication - the A1 and A19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

There is a main line train station at Northallerton and additionally at Darlington bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

Schools – the area is well served by good state and independent schools. Local Primary schools plus local comprehensive schools are to be found at Northallerton, Thirsk, Bedale and Richmond. Independent Schools can be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ripon, Ampleforth and Cundall.

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, North Yorkshire Dales and close to good local rivers and ponds.

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

Golf - Romanby (Northallerton, Thirsk, Bedale and Darlington).

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed

at the local Northallerton Rugby, Football and Cricket Clubs and a number of gyms within the town.

Hospital – the Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

Eastwood, Sandy Bank comprises an individual brick built with small clay tile roof detached residence of character and distinction standing in a superior residential location on Sandy Bank, arguably one of the finest residential areas within Northallerton and the property stands on a superb elevated plot which has tremendous scope for extension subject to purchasers requirements and the necessary planning permission but on a site that would readily accommodate a larger property.

Externally the property is approached from the front through wrought iron gates with mature hedging to both sides onto block paved driveway providing parking for two vehicles and giving access to the attached garage.

The gardens to the front the are lawned sweeping around to the side with stone set raised shrubberies and walkway to the front door. To the side is a deep shrubbery together with lawned garden area and chippings walkway plus stone fronted raised shrubbery, which proceeds around to the rear. The rear garden is an attractive area of laid flag patio which is accessed from the dining room. The rear garden is a nice mix of lawned areas with inset shrubberies, chippings seating area and further shrubberies providing an attractive outlook. There is post and panel fencing to the rear part of which is hedge backed providing an attractive backdrop to the property. There is outside water supply and space and base for shed.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious, attractively appointed accommodation which extends to 3-bedrooms, but would benefit from and has potential for updating and modernisation and also extension subject to purchasers requirements.

Early inspection is essential to fully appreciate the property, it's position and potential. The property is offered chain free and available for early completion.

ACCOMMODATION

In up step through UPVC sealed unit double glazing front door with glass panels into:

Entrance Vestibule
1.37m x 1.19m (4'6" x 3'11")

With mosaic tiled floor. Ceiling light point. Internal multi paned opaque glass door leads into:

Entrance Hall
3.05m x 3.22m (10' x 10'7")

With stairs to first floor. Coved ceiling. Ceiling light point. Double radiator. Door to:

Downstairs Cloakroom
1.22m x 1.72m (4' x 5'8")

With coloured suite comprising pedestal wash basin and WC. Ceiling light point. Cloaks hanging.

Sitting Room

4.59m x 4.95m (15'1" x 16'3") max into full height bay window to front.

Feature natural stone fire surround with inset display niche, cut marble hearth and mantle shelf together with matching display shelving to side. Ceiling light point. Coved ceiling. TV point. Double radiator. Hearth mounted gas fire. Opaque leaded windows to side and full height double glazed window to front. Twin opaque glazed sliding doors through to:

Dining Room

1.54m x 3.66m (15'1" x 12')

UPVC sealed unit double glazing sliding doors out to rear patio and garden. Coved ceiling. Ceiling light point. Double radiator. TV point. Telephone point. Opaque glazed door into:

Breakfast Kitchen

3.22m x 4.23m (10'7" x 13'11")

Range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer taps over. Space and plumbing for washing machine. Space and point for electric cooker. Tiled splashbacks. Belling extractor hood over cooker. Good views out over rear garden. Glow Worm 45 / 60 gas fired central heating boiler. Space for fridge freezer. Door to:

Pantry

1.59m x 0.89m (5'3" x 2'11")

With shelved storage.

Door to:

Side Entrance Passage

3.07m x 1.03m (10'1" x 3'5")

Ceiling light point. Sliding door giving access to:

Store Room / Cupboard

3.22m x 1.14m (10'7" x 3'9") overall with central arch.

With a good range of shelving, wall mounted hanging, two ceiling light points.

Stairs to First Floor have painted balustrade with panelled inserts leading up via Half Landing with double glazed window providing a nice degree of natural light.

Main Landing

4.11m x 1.95m (13'6" x 6'5") max into sliding full length mirrored doors.

Ceiling light point. Good sized shelving linen storage with sliding doors. Attic access. Access to:

Bedroom No. 3

3.05m x 2.72m (10' x 8'11")

Ceiling light point. Radiator.

Bedroom No. 2

4.11m x 4.34m (13'6" x 14'3") max including built in bedroom furniture comprising 2 double wardrobes with hanging rails and storage over. Central built in dressing table with drawers. Double radiator. Ceiling light point. Coved ceiling.

Bedroom No 1

3.71m x 4.59m (12'2 x 15'1")

Coved ceiling. Ceiling light point. Double radiator.

Bathroom

1.93m x 3.01m (6'4" x 9'11") max into recess

Coloured suite comprising panelled bath and pedestal wash basin. Gainsborough Style 300x electric shower over bath. Fully tiled around bath. Ceiling light point. Wall light point. Slimline double radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Separate WC

With WC and Ceiling light point. Coved ceiling.

Further door from Rear Passage giving access to:

Attached Garage

5.25m x 3.05m (17'3" x 10')

With up and over door to front. Sliding to rear. Concrete floor. Windows to side. Beamed ceiling. Ceiling light point. Power point. There is scope in the garage to extend the property to two storeys and provide additional bedroom accommodation and reception area subject to Purchasers requirements and the necessary planning permission.

GARDENS

To the front the property enjoys lawned garden sweeping around to the side with stone set raised shrubberies and walkways to the front door. To the side is a deep shrubbery and a lawned garden together with chippings walkway and a stone fronted raised shrubbery which proceeds round then to the rear. The rear garden enjoys an attractive area of laid flag patio, which is accessed from the dining room. The rear garden is a particularly attractive mix of lawned areas with inset shrubberies, chippings seating area and further shrubberies providing an attractive outlook. There is post and panel fencing to the rear part of which is hedge backed. Space and base for shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (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 E. The current charge is £1832.00. Please note this may increase in April.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire Tel: (01609) 779977



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.

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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