

**40 BOROUGHBIDGE ROAD
NORTHALLERTON DL7 8BN**



A VERY CONVENIENTLY AND ATTRACTIVELY SITUATED 4-BEDROOMED SEMI DETACHED FAMILY HOUSE, SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION, WITHIN EASY REACH OF GOOD LOCAL AMMENITIES AND AVAILABLE TO REFURBISH TO PURCHASERS TASTE AND REQUIREMENTS.

- Double Glazing
 - Gas Fired Central Heating
 - Scope for Updating & Modernisation
 - Detached Garage
 - Good Amount of Hardstanding Front & Side
 - Situated On Nice Sized Plot
 - Gardens to Front and Rear
 - In Need Of Internal Refurbishment
- Generously Proportioned Over Three Floors

Offers in the Region of: £160,000
OFFERED CHAIN FREE AND AVAILABLE FOR EARLY COMPLETION

40 Boroughbridge Road, Northallerton

SITUATION

A1	7 miles	Thirsk	7 miles
A19	7 miles	Catterick	10 miles
Darlington	15 miles	York	30 miles
Teesside	16 miles		

(All distances are approximate)

Boroughbridge Road is very conveniently situated on the southern approach to Northallerton, the County Town of North Yorkshire. The area is regarded as a highly desirable residential area on the southern fringe of Northallerton. The property occupies a nice sized plot nicely set back from the main road into the town. The property is ideally placed for access to all services and amenities. The property is situated within walking distance of the Railway Station, County Hall, the Town Centre and good local amenities.

Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York.

The town of Northallerton is complemented by an East Coast Mainline Train Station within walking distance of the property and runs from London to Edinburgh bringing London within 2 ½ hours commuting time and additionally providing access via the Transpennine Line to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (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 North 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

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

Schools – the area is well served by good state and independent schools. There are a number of locally renowned primary

schools and the property is within their catchment areas. 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.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton.

The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

DESCRIPTION

The property comprises a brick built with slate roof traditional semi-detached family house, which has under previous ownership been extended into the attic to provide four bedrooms. It is situated on the highly desirable Boroughbridge Road in this much sought after residential location. The property enjoys the benefit of wooden sealed unit double glazing and gas fired central heating. Internally the property is offered in average condition ready for the purchaser to refurbish, re-decorate, re-carpet and re-fit to their own satisfaction. There is scope for further extension subject to Purchaser's requirements and the necessary Planning Permissions.

The property is accessed over concrete driveway with flagged hardstanding to side and a lawned garden to front which is behind a low level brick ornamental wall with brick columns and chain insets. Post and panel fencing to one side and a beech hedge to the other boundary provide a nice degree of privacy. To the side the property has an extension of the concrete driveway and hardstanding providing access to the detached garage.

The rear garden has a flagged patio opening out onto lawned gardens which are in need of refurbishment and resetting and there is a useful additional area to the rear of the garage which would make an ideal storage or seating area.

The property demands inspection to appreciate its position, potential and generous accommodation.

ACCOMMODATION

In through side door with central coloured and leaded glass panel into:

Entrance Vestibule
2.03m x 1.40m (6'8" x 4'7")

With coved ceiling. Ceiling light point. Electric point. Wall inset leaded and coloured glass original panel. Internal multi paned door into:

Entrance Hall
2.10m x 5.13m (6'11" x 16'10")

With coved ceiling. Ceiling light point. Stairs to First Floor. Telephone point. Double radiator. Wall mounted shelving. Door to:

Downstairs WC
2.03m x 0.83m (6'8" x 2'9")

With panelled ceiling and walls. Ceiling light point. Radiator. Matching pedestal wash basin and WC. Opaque glazed window to side.

Front Sitting Room
4.39m x 3.66m (14'5" x 12') max into bay window with display window ledge.

Coved ceiling. Ceiling light point. Two wall light points. Double radiator. TV point. Wall mounted gas fire with central heating back boiler. Door through to:

Living Room
7.87m x 3.66m (25'10" x 12') max

This room has been extended and offers tremendous scope for dining and living areas. It enjoys the benefit of 2 ceiling light points. 2 wall lights points. 2 double radiators. TV point. Telephone point. Feature Adams style fire surround with cut marble hearth and back plate, inset open grate. Sliding patio doors out to rear patio and gardens.

Kitchen
6.65m x 2.13m 21'10" x 7' max

Presently enjoying an extensive range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, coated sink unit with mixer tap over. Built in Moffat module 90 double oven and grill plus work surface inset Moffat module 90 four ring gas hob with extractor over. Space and plumbing for auto wash. Space and plumbing for dishwasher. Space and point for fridge freezer. Built in wine rack. Built in leaded and coloured glass fronted unit matched display cabinet. Double radiator. Tiled splashbacks. Inset ceiling light spots. Sliding patio doors to patio and gardens.

Stairs to First Floor with stained and varnished balustrade with painted spindles leading up to:

First Floor Landing
2.13m x 2.92m (7' x 9'7") max

With over stairwell light point. Attic access. Archway through to Inner Hall.

Bedroom No. 4
2.10m x 2.10m (6'11" x 6'11")

Coved ceiling. Ceiling light point. Double radiator. Built in over stairwell wardrobe. Overbed light point.

Bedroom No. 1
4.54m x 3.66m (14'11" x 12') max

Range of wall length fitted wardrobes with mirrored doors to front. Double radiator. Ceiling light point. Overbed light pull. Telephone point.

Bathroom & Shower Room
2.46m x 2.10m (8'1" x 6'11")

Separate shower cubicle which is fully tiled with a Mira mains shower. White suite comprising light oak panelled bath with mixer tap with shower attachment over. Fitted shower screen. Matching pedestal wash basin and WC. All walls are tiled. Coved ceiling. Ceiling light point. Shaver socket. Double radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Archway from Landing leads to Inner Landing
1.03m x 0.86m (3'5" x 2'10")

Stairs to Second Floor.

Bedroom No. 2
3.66m x 3.93m (12' x 12'11") max into recess

Wall length fitted bedroom furniture comprising 2 double wardrobes. Central dressing table. Ceiling light point. Coved ceiling. Two wall light points. Double radiator.

Stairs to Second Floor has oak balustrade leading up to:

U Shaped Bedroom
3.83m x 1.69m (12'7" x 5'7"), 2.03m x 1.83m (6'8" x 6') & 2.10m x 1.11m (6'11" x 3'8")

With built in desk with cupboard storage to side. Light point over desk. 3 velux roof lights. Doors to understairs useful storage areas. Beamed ceiling. Central shelved storage area.

OUTSIDE

Garage
5.49m x 2.74m (18' x 9') max

Up and over door to front. Pedestrian door to side.

GARDENS

Gardens to front and rear with hedging to some boundaries. Useful concrete hardstanding at the front and driveway giving access to the detached garage. To the rear is an area of which was previously lawned but could now do with re-setting.

GENERAL REMARKS AND STIPULATIONS

VIEWING
Through Northallerton Estate Agency – tel. no. 01609 – 771959.

COUNCIL TAX
We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current charge is £1275.48.

SERVICES
Mains water, electricity, drainage, gas.

TENURE
Freehold with Vacant Possession upon Completion.



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.

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