

**40 MALPAS ROAD
NORTHALLERTON DL7 8TB**



AN IMMACULATELY PRESENTED, VERY CONVENIENTLY POSITIONED 2-BEDROOMED TRADITIONAL SEMI DETACHED TOWN HOUSE RESIDENCE WITH OFF ROAD PARKING

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out Accommodation
- Convenient for Town Centre
- Off Road Parking
- Within Walking Distance of Local Amenities

Offers in the Region of: £145,000

40 Malpas Road, Northallerton DL7 8TB

SITUATION

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

(All Distances are Approximate)

The property is very conveniently situated on Malpas Road and enjoys an attractive position with the added benefit of rear access. Malpas Road is very conveniently situated between South Parade and Romanby Road within easy walking distance of Northallerton High Street, the Railway Station, County Hall, Friarage Hospital and all local amenities.

The Town centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets 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.

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 hour's 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

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

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.

Schools – the area is well served by good state and independent schools with a number of renowned Schools within the area. 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.

DESCRIPTION

The property comprises an attractive, immaculately presented traditional 2-bedroomed end of terrace property which enjoys the benefit externally of attractive brick gables and reliefs. To the side it has a right of way over chippings giving access through twin wooden gates to the rear garden which has a nice patio area, space and base for shed / kennel and the rear of the garden is partially chipped offering potential for parking. The garden has a nice degree of privacy with post, panel and trellis fencing to three sides.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It is immaculately presented and appointed throughout and retains a nice degree of character with a number of the rooms being slightly irregularly shaped providing a very pleasant feel.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Sitting Room

4.49m x 4.29m (14'9" x 14'1") max

An attractive irregular shaped room with coved corniced ceiling. Centre ceiling light point. Laid wood laminate floor. Feature fireplace comprising beech surround and mantle shelf. Tiled hearth and backplate and inset electric fire. TV point. Double radiator. Archway through to:

Dining Room

3.71m x 3.30m (12'2" x 10'10")

Ceiling light point. Double radiator. Built in store cupboard with shelved storage above. Door to side gives access to understairs store cupboard. Door to rear gives access to:

Kitchen

3.47m x 1.88m (11'5" x 6'2")

With attractive modern range of base and wall cupboards with beech effect work surface with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in brushed steel fronted Beaumatic oven topped with four ring brushed steel hob. Space and plumbing for auto wash. Space for fridge

freezer. Attractive harlequin tiled splashbacks. Extractor hood over hob. Double radiator. Ceiling light point. UPVC sealed unit double glazed door to side leading to rear patio. Discreet under unit spotlighting.

Door from Dining Room gives access to:

Inner Hallway with ceiling light point and stairs to first floor via half landing with radiator.

Bathroom

2.49m x 1.69m (8'2" x 5'7")

With suite comprising panelled bath with tiled wall to two sides. Mixer tap with drench shower attachment over. Matching pedestal wash basin and concealed unit WC. Ceiling light point. Double radiator. Cupboard concealed Baxi Platinum 28 HE condensing gas fired combination central heating boiler.

Stairs from Half Landing lead up to:

Main Landing via stained and polished balustrade and spindles.

3.42m x 1.67m (11'3" x 5'6")

With useful rebate offering scope for staircase to second floor but at present providing good storage area. Loft access.

Bedroom No. 1

4.62m x 4.13m (15'2" x 13'7") max

An irregular shaped room with laid wood laminate floor. Double radiator. Ceiling light point. Built in store cupboard.

Bedroom No. 2

3.71m x 2.52m (12'2" x 8'3")

Ceiling light point. Double radiator.

OUTSIDE

It enjoys a right of way to the side over chippings, giving access down through twin rear wooden gates to the rear garden which has a concrete area providing for a nice patio, space and base for shed / kennel and the rear of the garden is partially chipped offering potential for parking and has raised part chipped shrub borders. There is a post panel and trellis fencing to three sides providing for a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609 771959).

TENURE

Freehold with Vacant Possession upon completion

SERVICES

Mains Water, Electricity, Gas and Drainage.

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 B. The current charge is £1165.83.



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