

**29 SCHOLLA VIEW  
NORTHALLERTON DL6 3RT**



**AN IMMACULATELY PRESENTED, WELL LAID OUT & SPACIOUS 2-BEDROOMED SEMI DETACHED MODERN FAMILY HOUSE ON ATTRACTIVE PLOT WITHIN WALKING DISTANCE OF NORTHALLERTON TOWN CENTRE**

- 2 Double Bedroomed Accommodation
- UPVC Sealed Unit Double Glazing
- Combination Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Very Attractive & Private Gardens to Rear
- Chain Free / Early Completion Available

**PRICE: OFFERS IN THE REGION OF £129,995**  
SERIOUS OFFERS CONSIDERED

# 29 Scholla View, Northallerton DL6 3RT

## SITUATION

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

Scholla View represents a very quiet and very conveniently situated in a much sought after and highly desirable residential area on the outskirts of Northallerton within easy walking distance of the Town Centre and all local amenities and yet very close to attractive open countryside. The property sits on a very private and quiet position.

The property is within easy walking distance of the Town centre which enjoys a comprehensive range of local amenities, services, schools and shopping 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.

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

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 National Park and close to local rivers and ponds.

Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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

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

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

Darlington on the East Coast main line route bringing London

within 2 ½ hours commuting time. Additionally via the Transpennine route that 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 (25 mins), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

There are main line Train Stations at Northallerton, Thirsk and

## DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious 2-double bed roomed semi detached family house which is situated on a nice sized plot and enjoys a high degree of privacy in a sought after and very convenient residential location.

Externally the property has to the front a lawned garden and shrubbery whilst to the side the property has flagged driveway with parking for two vehicles and a side access door to the property. The rear garden which form a particular feature of the property are gated with close boarded fencing to two sides and a mature hedging to the rear. The rear garden has a patio, area of lawned garden and attractive raised decking to the rear with pergola over. There is a garden shed and the garden enjoys a high degree of privacy.

Internally the property which enjoys the benefit of UPVC sealed unit double glazing, combination gas fired central heating, immaculately presented accommodation with quality fitted kitchen and bathroom. The property has under the present ownership been extremely well maintained and decorated and is offered chain free and is available for early completion.

Early inspection is essential to appreciate this property.

## ACCOMMODATION

In through UPVC sealed unit double glazed side door with central etched glass twin panels.

**Entrance Vestibule**  
**0.96m x 1.08m (3'2" x 3'7")**

Ceiling light point. Internal panelled door to:

**Living Room**  
**6.01m x 3.52m (19'9" x 11'7") plus display bay window to front**



Coved ceiling. Twin ceiling light points. Wall mounted gas fire. TV and Sky points. Telephone point. Stairs to First Floor.

**Useful Understairs Store Cupboard**  
**2.00m x 0.84m (6'7" x 2'9") approx.**

Hanging hooks and shelving. Providing excellent storage.

**Kitchen**  
**2.33m x 3.55m (7'8" x 11'8")**

With laminate tile effect floor. Fitted kitchen comprising a cherry wood solid Mowben kitchen with an excellent range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Natural stone tiled splashbacks. Fitted brushed steel to rear of hob. Brushed steel extractor hood over. Unit inset Tecnik four ring brushed steel gas hob. Tecnik brushed steel oven. Space and plumbing for auto wash. Space for fridge freezer. Space for additional appliance. Wall mounted display shelving. UPVC sealed unit double glazed door to rear with top etched glass panel with window.

**Stairs to First Floor:**

**First Floor Landing**  
**2.03m x 0.81m (6'8" x 2'8")**

With ceiling light point. Attic access.

**Bedroom No. 2**  
**2.81m x 3.52m (9'3" x 11'7")**

Central ceiling light point. Double radiator.

**Bedroom No. 1**  
**3.37m x 3.55m (11'1" x 11'8")**

Ceiling light point. Double radiator. Built in cupboard with cloaks hanging rail and shelved storage around and over.

**Bathroom**  
**1.67m x 2.03m (5'6" x 6'8")**

Fully tiled. Laminate tile effect flooring. White suite comprising panelled bath with Creda electric power shower over. Matching pedestal wash basin and duoflush WC. Shaver socket. Ceiling light point. Extractor.

**GARDENS**

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**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

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

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

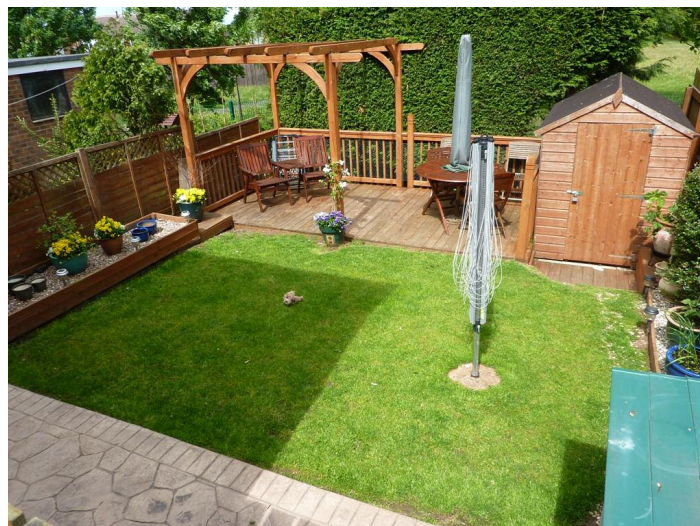
Mains Water, Electricity, Gas and Drainage.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire: Tel: (01609) 771959.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is B. The current charge is £1155.83.





**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.