

4 NEWLANDS
NORTHALLERTON, DL6 1SJ



A SUBSTANTIAL WELL LAID OUT AND SPACIOUS VERY ATTRACTIVELY PRESENTED AND APPOINTED 3 BEDROOMED DETACHED TRADITIONALLY BUILT FAMILY HOUSE OF CHARACTER AND SUBSTANCE SITUATED IN A PLEASANT POSITION

- UPVC Sealed Unit Double Glazing/ Gas Central Heating
- Craftsmen Built Conservatory
- Attractive Fully Fitted Kitchen
- Quality Fitted En Suite & Family Bathroom
- Well Laid Out & Nicely Appointed
- Attractive Landscaped Gardens / Good Sized Plot

Offers in the Region of: £235,000

4 NEWLANDS, NORTHALLERTON DL6 1SJ

SITUATION

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

(All distances are approximate)

4 Newlands, Northallerton is pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area 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.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

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

Hospitals – the Friarage Hospital is a short distance from the property.

Bus Service – there is a regular bus service between Bedale and Darlington.

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.

Shooting & Fishing – the property is attractively positioned 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 – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

The property comprises a substantial, well laid out and spacious immaculately presented and appointed 3 bedroomed detached, traditionally built family house of character and substance situated in a pleasant position. Under the present ownership the previous 4 bedroomed accommodation has been converted into three bedrooms which has allowed for a well laid out and spacious master bedroom suite comprising light and airy double bedroom, fully fitted en-suite dressing room and quality fully tiled en-suite shower room.

Internally the property is immaculately presented with light and airy spacious accommodation which has been complimented by UPVC sealed unit double glazing and gas fired central heating, together with a craftsmen built wooden sealed unit double glazed conservatory to the rear.

Externally the property enjoys the benefit of chippings and flag driveway which offers hard standing for a number of vehicles and gives access to the attached single garage. The property enjoys landscaped grounds and gardens with to front a good area of lawned gardens enjoying shrubbed borders, whilst to the side the property enjoys raised shrubbery and walkway/steps leading through to the rear through wrought iron gates. To the rear the property enjoys a good sized rear garden which has been professionally landscaped under the present ownership, it enjoys a high degree of privacy and is attractively and principally laid to lawn with substantial and well stocked attractive shrub borders, detached range of raised fruit and vegetable beds, together with a very attractive landscaped natural pond. Raised natural stone flagged patio and seating area and very quiet and private detached additional seating area accessed through formal archway. The rear gardens provide a particularly attractive back drop to the property.

Early inspection is recommended to fully appreciate the property, its position and presentation

ACCOMODATION

Up flagged walkway from driveway leading to covered entrance with over lighting. Through UPVC sealed unit double glazed front door with central etched glass panels into:

Entrance Hall

5'5" x 5'2" (1.65m x 1.57m)

With coved corniced ceiling, ceiling light point. Stairs to first floor. Access to reception rooms. Exposed pine panelled door with multiple etched glassed panels into:

Sitting Room

1'1" max x 26' (3.38m x 7.92m)

With coved corniced ceiling, twin light points. Two double radiators. Feature fireplace comprising moulded decorative Adams style surround with cut marble back plate and hearth, inset hearth mounted electric coal effect fire TV point, telephone point. Sliding doors into conservatory.

Dining Room

9'4" x 12'2" (2.84m x 3.71m)

Pine internal door with multiple etched glass panels. Centre ceiling light

point, radiator. Door to understairs storage area.

Central archway with inset French doors through

Kitchen

9'4" x 12'2" (2.84m x 4.47m)

With attractive fitted ash fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer coated sink unit having mixer taps over. Space and point for cooker with fitted cooker hood over with inset extractor light. Space and plumbing for auto wash, space and plumbing for dishwasher, space for larder fridge. Laid wood laminate floor, radiator, ceiling light point. Attractive limed wooden splashbacks fitted wine rack. Views to rear garden.

Rear Hallway

8'11" x 3'9" (2.72m x 1.14m)

With ceiling light point, built in cloaks cupboard having cloaks hanging with shoe store beneath, attractive natural stone tiled floor. Door to conservatory and door to:

Downstairs Cloakroom

5'10" x 3'11" (1.77m x 1.19m)

With suite comprising corner wash basin having tiled splashback, matching WC, wood laminate floor, radiator, inset ceiling light spots and extractor.

Conservatory

11'4" x 9'1" (3.45m x 2.77m)

Of part brick construction with inset wooden sealed unit double glazed windows to three sides which are of full height to front and ¾ height to side. Wall light point and power points. Attractive natural stone tiled floor. Leaded and coloured glass French doors out to attractive garden patio and raised seating area with views over garden and pond.

Stairs to First Floor with exposed and polished pine balustrade leading up to:

Landing

3'92 x 8'7" (1.14m x 2.62m)

With attic access and ceiling light point. Particularly light and airy stairwell, hall and landing. With ceiling light over stairwell.

Master Bedroom Suite

Comprising Bedroom 10'2" x 10'9" (3.10m x 3.27m)

With ceiling light point, radiator, walk through adjacent Dressing Room. Airing cupboard housing with eye level mirror fronted door giving access to airing cupboard with lagged cylinder and immersion heater with shelf storage to side.

Dressing Room

6'4" x 6'5" (1.93m x 1.96m)

With quality fitted range of wardrobes enjoying cloaks hanging rails, shelf storage below, one enjoying the benefit of four drawer chest of drawers. Built in corner vanity shelf mirror backed with storage space beneath, ceiling light point, opaque central glazed panel door leads into:

En-Suite Shower Room

5'4" 7'3" (1.62m x 2.21m)

Enjoying a quality suite with fully tiled natural stone tiled walls, stone effect lino floor, suite comprising fitted shower tray with fitted curved glass screen, step out drying area, mains power shower, extractor over, matching duo flush WC and unit inset wash basin with cupboard storage and drawer storage beneath, wall mounted mirrored splash back with inset spots over. Wall mounted heated towel rail/radiator. Airing cupboard housing with eye level mirror fronted door giving access to airing cupboard with lagged cylinder and emersion heater with shelf storage to side.

Bedroom No 2

11'10" x 13'1" 3.60m x 3.99m)

With built in bedroom furniture comprising triple robe with twin hanging rails and sliding full length mirror fronted door to front together with useful internal shelved storage. Radiator, ceiling light point. Good views out to front.

Bedroom No 3

7'4" x 9'4" (2.23m x 2.84m)

With ceiling light point and radiator. Views out onto rear garden.

Bathroom

7'5" x 5'4" (2.26m x 1.62m)

Comprises an immaculately presented quality bathroom suite with fully tiled walls, contrasting tiled dado rails and inset display tiles in a black and white theme with a quality suite comprising panelled bath with easy turn taps to one end. Mains power shower to other, fitted glass shower screen, duo flush WC, matching unit inset wash basin with cupboard and drawer storage beneath, wall mounted heated towel rail/radiator, inset extractor fan, ceiling light point. Tile effect lino flooring.

GARDENS

Externally the property enjoys the benefit of chippings and flag driveway providing hardstanding for a number of vehicles and giving access to the attached single garage. The property enjoys landscaped grounds and gardens with to the front lawned gardens with shrubbed borders, whilst to the side the property is a raised shrubbery and walkway/steps leading through to the rear through wrought iron gates. To the rear the property enjoys a good sized rear garden which has been landscaped under the present ownership, it enjoys a high degree of privacy and is principally laid to lawn with substantial and well stocked shrub borders, detached range of raised fruit and vegetable beds, together with a very attractive landscaped natural pond. Raised natural stone flagged patio and seating area and very quiet and private detached additional area of fruit trees accessed through formal archway. The rear gardens provide a particularly attractive back drop to the property.

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.

DISTRICT COUNCIL

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.

PLEASE NOTE: An employee of Northallerton Estate Agency is related to the vendors of this property.



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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