

S.3976

**1 BILSDALE CLOSE
ROMANBY, NORTHALLERTON DL7 8FT**



**A Very Conveniently Positioned 3 Bedroomed Detached Family House Within
Walking Distance of Northallerton Town Centre,
Railway Station & County Hall**

- UPVC sealed unit Double Glazing
- Gas fired central heating
- Easily maintained gardens to front and rear
- Detached single garage
- En Suite Shower Room to Master Bedroom
- Well laid out and spacious accommodation

PRICE TO SELL: £179,950

1 BILSDALE CLOSE, ROMANBY DL7 8FT

SITUATION

A1	6 miles	Darlington	16 miles
York	30 miles	A19	7 miles
Thirsk	8 miles	Teesside	18 miles

1 Bilsdale Close is a particularly conveniently situated residential area just outside Northallerton, nicely set back from Boroughbridge Road. The property is within walking distance of the town centre, County Hall, Railway Station and all local amenities. The village of Romanby enjoys the benefit of primary school, village shop, village post office, church and public house, and there is a convenient store together with pharmacy and doctor's surgery within walking distance of the property. 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. There are a number of well serviced villages in the area offering additional village amenities. Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 8 miles of the property and offer excellent access to all the major centres of commerce locally and nationally and provide direct access into the main arterial road networks of the UK.

The larger major centres of Teesside, Middlesbrough and York are within easy commuting distance and offer a full and comprehensive range of shopping. Whilst more locally the towns of Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The good accesses to commuting within Northallerton brings Teesside, Tyneside, Leeds and West Yorkshire within reasonable commuting distance making it an ideal location for access to a number of major centres.

Romanby and Northallerton lie between the North Yorkshire Dales and North Yorkshire Moors National Parks with much renowned walking, riding and leisure activities can be found. Additionally the property lies within an hour of the coast of Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

AMENITIES

Communications – the A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK. Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time (the property is within walking distance of the Train station at Northallerton). Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

Schools – The area is well served by good state and independent Schools, the local Primary school at Romanby, plus local Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent Schools are to be found at Teesside, Yarm, Barnard Castle, Polam Hall at Darlington, Queen Mary's

at Baldersby, Ripon Grammar, Ampleforth College at Ampleforth and Cundall Manor.

Shooting and 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.

Additionally the property is situated within one hour of the Coast at Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

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 around Northallerton.

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.

Hospital - the Friarage Hospital at Northallerton is locally renowned.

DESCRIPTION

The property comprises a 3-bedroomed detached house on a convenient sized plot in a nice corner position in an exclusive cul de sac of only two properties. The property enjoys the benefit externally of detached single garage together with low maintenance gardens. The front is a lawned garden with tarmac driveway providing parking for a couple of vehicles and also giving access to the garage and also providing a turning area. To the rear the property enjoys a flagged patio and lawned gardens with close boarded fencing to all sides. Internally the property enjoys wooden sealed unit double glazing and gas fired central heating. It has well laid out and spacious accommodation with two reception rooms on the ground floor plus separate kitchen and utility room, and downstairs WC. On the first floor there are 3 good sized bedrooms with the Master Bedroom enjoying En Suite Shower Room facilities, and the family bathroom enjoys a Triton mains shower over the bath. To the rear is a flagged patio and lawned gardens with close boarded fencing to all sides.

1 Bilsdale Close offers an excellent opportunity for a prospective purchaser who is looking for a conveniently positioned property with good sized accommodation.

ACCOMMODATION

In through hardwood front door with glass panels into:

Entrance Hall

1.85m x 1.47m (6'1" x 4'10")

Stairs to first floor. Ceiling light point. Radiator. Coved ceiling. Built in cloaks cupboard. Door to:

Downstairs WC

0.78m x 2.00m (2'7" x 6'7")

WC. Unit mounted wash basin. Cupboard storage beneath. Radiator. Ceiling light point. Window to side. Tiled floor.

Sitting Room

3.10m x 4.44m (10'2" x 14'7")

With coved ceiling. Two ceiling light points. 2 double radiators. Bay window with display window ledge. TV, telephone and satellite points. Feature fireplace comprising painted surround with marble backplate and hearth. French doors through into:

Dining Room

3.07m x 2.71m (10'1" x 8'11")

Coved ceiling. Ceiling light point. Radiator. Sliding rear patio doors giving access to rear patio and gardens. Door through to:

Kitchen

2.69m x 3.12m (8'10" x 10'3")

With fitted kitchen comprising beech fronted base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit. Built in Creda double oven and grill. Inset 4 ring Creda hob with brushed steel extractor over. Space and plumbing for dishwasher. Tiled splashbacks. Tiled floor. Ceiling light point. Telephone point. Archway through into:

Utility Room

1.88m x 1.47m (6'2" x 4'10")

With kitchen matched range of base and wall cupboards. Granite effect work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap. Space and plumbing for auto wash. Space and point for dryer. Tiled splashbacks. Tiled floor. Ceiling light point. Door to additional understairs storage which is shelved.

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

2.94m x 1.49m (9'8" x 4'11")

With attic access. Ceiling light point. Built in airing cupboard housing lagged cylinder with immersion heater and shelved storage over.

Bedroom No. 1

3.05m x 3.10m (10' x 10'2")

Ceiling light point. Radiator. TV point. Telephone point. Wall length built in wardrobes. Door into:

En Suite Shower Room

2.76m x 1.52m (9'1" x 5')

With fully tiled corner shower cubicle with Triton mains shower. Matched pedestal wash basin and WC. Ceiling light point. Greenwood Airvac extractor fan. Shaver socket and mirror. Slimline radiator.

L Shaped Bedroom No. 2

3.17m x 3.10m (10'5" x 10'2")

With ceiling light point. Radiator. Telephone point.

Bedroom No. 3

2.10m x 2.69m (6'11" x 8'10")

Ceiling light point. Radiator. Telephone point.

Family Bathroom

2.20m x 1.72m (7'3" x 5'8")

Suite comprising panelled bath. Triton mains shower over. Matching pedestal wash basin and WC. Shaver socket and mirror. Greenwood Airvac extractor fan. Slimline radiator. Ceiling light point. Bathroom cabinet.

Gardens

To the front is a lawned garden and driveway offering parking for a couple of vehicles leading to the single garage. The rear garden has a flagged patio and lawned garden beyond with fencing to all sides.

Single Garage

5.18m x 2.69m (17' x 8'10")

Detached brick built with tiled roof. Concrete floor. Good eaves storage. Up and over door to front, pedestrian door to side. Light and power. Wall and floor storage cupboards. Work top.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

Mains Water, Electricity and Drainage.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **D**. The current annual charge is **£1434.92**.

DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.



COMMITMENT

Northhallerton 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.

N252 Printed by Ravensworth 01670 71330