

**70 TURKER CLOSE
NORTHALLERTON, DL6 1LA**



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS 3 BEDROOMED
TRADITIONAL MID-TERRACED FAMILY HOUSE SITUATED IN THE QUIET YET
ACCESSIBLE LOCATION**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Hardstanding to Front for 2 vehicles
- Newly Fitted Kitchen/Diner
- Sitting Room with Wood Burning Stove
- Well laid out Gardens to Rear

PRICE: £155,000

70 TURKER CLOSE, NORTHALLERTON

SITUATION

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

(All distances are approximate)

Turker Close is a quiet and conveniently situated residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities and attractive countryside.

The town of Northallerton has a good range of educational, recreational and medical facilities together with weekly markets and varied shopping. Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major shopping centres are at York, Teesside and Middlesbrough. The property is also within walking distance of a local Co-op shop.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which 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 (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton 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 lies within an area of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

AMENITIES

Racing – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

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

Communications – the property enjoys excellent communications as previously detailed and lies in an area, which has outstanding commuting opportunity.

Schools – The area is well served by good state and independent schools. Local Primary and Secondary Schools in Northallerton, Thirsk and Richmond. Independent schools to be found at Teesside, Yarm, Barnard Castle, Polam Hall (Darlington) and Queen Mary's at Baldersby.

DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious traditional 3-bedroomed mid terraced family house which is brick built with a pantile roof and has been extremely well maintained by the present owners.

To the front there is a dropped kerb giving access to the natural laid stone flag driveway for two vehicles with shale borders to two sides with inset shrubs. Concrete path at the front leads through archway between the two properties giving access to the rear through gate. The rear has a good sized garden which is a nice mix of lawn area with chippings seating area. There is space and base for shed and a tool shed.

The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating.

The property sits in a good quiet residential location within easy walking distance of the town centre and good local amenities and early inspection is recommended.

The property has the benefit of new carpets throughout and new Conservatory to the rear.

ACCOMMODATION

Up step through UPVC sealed unit double glazed front door into:

Entrance Hall

1.49m x 1.32m (4'11" x 4'4")

With inset matwell. Stairs to first floor. Inset ceiling light spots. Double radiator. Door through into;

Living Room

5.25m x 3.50m (17'3" x 11'6")

With feature fireplace having natural stone tiled hearth and backplate with a hardwood lintel over. Hearth mounted multi burning stove. Coved corniced ceiling. 2 ceiling light points. TV point. Telephone point. Door into:

Kitchen / Diner

6.17m x 2.94m (20'3" x 9'8")

Nicely divided into kitchen and dining areas with the kitchen having a newly fitted shaker style kitchen with wrought iron door furniture comprising excellent range of base and wall cupboards, granite effect work surface with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Space and point for gas / electric range cooker. Brushed steel extractor over. Built in fridge and freezer with unit matched door to front. Built in autowash with unit matched door. Space for Slimline wine cooler. Tiled splashbacks. Tiled floor. Inset ceiling light spots. Dining area has continuation of tiled floor. Radiator. Inset ceiling light spots. UPVC sealed unit double glazed French doors out to rear patio and gardens. Access to understairs store cupboard 5'10" x 2'11" max approx. of useable space with shelving. UPVC sealed unit double glazed French Doors into:

Conservatory

2.74m x 2.74m (9' 0" x 9' 0")

Two wall light points, double radiator, power points, thermalactic ceiling with upper display window ledge with picture windows. French doors onto rear garden, patio etc.

Adjacent to the Conservatory is:

Rear Entrance

2.74m x 0.91m (9' 0" x 3' 0")

This area is presently used as a separate entrance and useful dog area but it could, subject to purchaser's requirements, provide for a separate Utility Room or larger Conservatory.

Stairs to First Floor leading up to:

First Floor Landing

3.57m x 0.98m (11'9" x 3'3")

With attic access. Inset ceiling light spots. Built in linen cupboard.

Attic

Full electrics and is boarded and has drop down loft ladder. Ideally suitable for storage.

Main Bedroom 1

4.01m x 3.52m (13'2" x 11'7")

With ceiling light point. Double radiator.

Bedroom No. 2

3.71m x 2.72m (12'2" x 8'11")

Ceiling light point. Double radiator. Built in boiler cupboard with shelved storage over and housing a Vetodense 100 W combination condensing boiler.

L Shaped Bedroom No. 3

3.52m x 2.72m (11'7" x 8'11") max overall

With built in corner wardrobe. Ceiling light point. Double radiator.

Bathroom

1.62m x 2.38m (5'4" x 7'10")

Fully walls and floor with natural effect tiling. Corner bath with mixer tap, fitted shower screen and Mira sport electric shower over together with fitted glass shelving. Extractor fan. Inset ceiling light spots. Matching pedestal wash basin and matching duoflush WC. Heated towel rail.

GARDENS

Concrete path at the front leads through archway between the two properties giving access to the rear through gate. The rear has a good sized garden which is a nice mix of lawn area with chippings seating area. There is space and base for shed and a

tool shed.

Tool Shed

2.13m x 0.91m (7' x 3') approx.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel: 01609 – 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

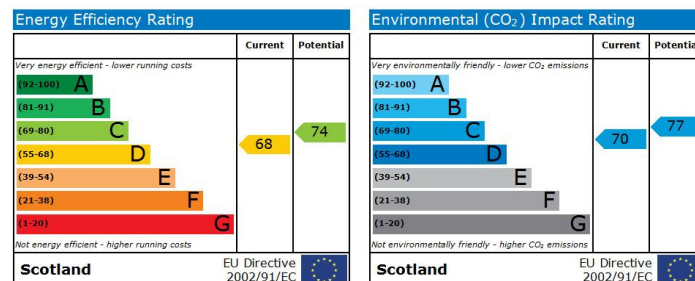
Mains water, electricity, gas and drainage.

COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is B. The current charge for the year is £1165.83

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.





COMMITMENT

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- 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.
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- 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.
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