

## **11 SCHOLLA VIEW**

### **NORTHALLERTON DL6 3RT**



AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS  
TWO BEDROOMED SEMI DETACHED MODERN BUNGALOW RESIDENCE ON AN  
ATTRACTIVE PLOT WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES

- Two Double Bedrooms
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen and Bathroom
- Attractive and private rear garden
- Hardstanding and Driveway for Vehicles

**Offers in the Region of £145,000**

# 11 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.

The town of Northallerton is further complemented by an 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.

## DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious 2-bedroomed semi-detached bungalow residence which is situated on a nice sized plot and enjoys a high degree of privacy to the rear in a sought after and very convenient residential location. Externally to the front the property enjoys lawned gardens with chip and flagged driveway to the side providing parking for two vehicles and there are side access doors to the property. The rear garden which is a particular feature of the property is well delineated and is of a good size with a raised patio adjacent to the rear of the property and there is also a vegetable/seating area. The rear garden enjoys good views over Northallerton as the property is slightly elevated.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The property has a quality fitted Kitchen and Bathroom. The property, under its present ownership, has been very well maintained and decorated. The property deserves early viewing to appreciate its presentation and position.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with central leaded and etched glass panels into:

### Entrance Hall

**1.57m x 1.06m (5'2" x 3'6")**

Ceiling light point. Moulded dado rail. Door to useful built in store cupboard, part shelved with hooks.

**Kitchen****3.15m x 2.40m (10'4" x 7'11") max**

With an attractive beech fronted kitchen comprising good 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. Built in Indesit 4 ring gas hob and double oven and grill. Built in fridge and freezer with unit matched doors, built in washing machine, space and point for tumble dryer. Brushed steel extractor hood over hob with inset extractor and light. Unit matched wine racks. Tiled laminate effect floor. Radiator. Ceiling light point. Half glazed UPVC sealed unit double glazed door to side with top etched glass panel leading to driveway.

**Living Room****3.20m x 5.33m (10'6" x 17'6")**

With coved ceiling. Ceiling light point. Display bay window to front with display window ledge. Feature fireplace comprising carved hardwood surround and mantle shelf. Cut marble hearth, tiled backplate with gas fire. Stained and polished moulded dado rail. Double radiator. TV point. Telephone point. Multi paned door to rear leads to:

**Rear Hallway****1.72m x 0.83m (5'8" x 2'9") max**

Ceiling light point. Attic access. Built in shelved linen cupboard with storage beneath.

**Master Bedroom****2.79m x 3.60m (9'2" x 11'10")**

With ceiling light point. Radiator. Option to purchase will be given for the wall length quality wardrobe with cloaks hanging rail and shelved storage above. Useful fully shelved end section all of which have quality folding doors.

**Bedroom No. 2****2.69m x 2.61m (8'10" x 8'7")**

Radiator. Ceiling light point. Good views out onto patio and garden.

**Bathroom****2.05m x 1.70m (6'9" x 5'7")**

Quality bathroom, fully tiled with tile effect laminate floor. White suite comprising panelled bath with fitted glass shower screen. Mains shower over bath. Matching pedestal wash basin and duoflush WC. Heated towel rail. Inset ceiling light spots. Extractor.

**OUTSIDE****GARDENS**

To the front is a lawned garden with chippings border. There is a pathway to the front door and a flag and chipped driveway leading down the side of the property offering hardstanding for two or three vehicles. To the rear the garden opens out onto a raised laid flag patio and seating area with low level ornamental walls and the gently sloping rear garden is laid to lawn with shrub borders with a chippings seating area to the far end. There is a mix of post and panel and post and close boarded fencing offering a high degree of privacy and with being slightly elevated, there are open views out.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

**TENURE**

Freehold with Vacant Possession upon Completion.

**SERVICES**

Mains Water, Gas, Electricity and Drainage.

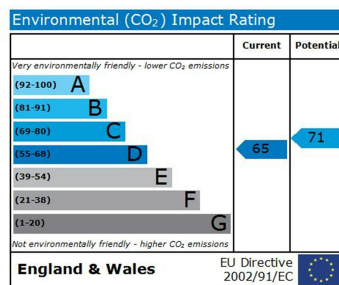
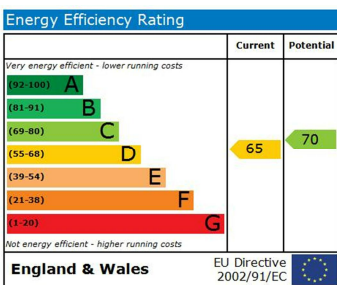
**LOCAL AUTHORITY**

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 annual charge is £1165.83.





**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.