33 LASCELLES LANE
NORTHALLERTON, DL6 1EP

A Well Laid Out & Spacious 3-Bedroomed Traditional Semi Detached Family House on a Good Sized Plot Situated in a Sought After Convenient & Quiet Location

• UPVC Sealed Unit Double Glazing
• Gas Fired Central Heating
• Spacious Accommodation

• Scope for Updating & Modernisation
• Very Convenient for Town Centre
• Good Sized Rear Garden

PRICE: Offers in the Region of £140,000
The property enjoys a convenient yet quiet location which is within walking distance of the town centre, hospital, County Hall and railway station. The property enjoys a pleasant position with the benefit of extensive hardstanding to front and side, with a good sized garden area to the rear.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2½ 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.

This area of North Yorkshire lies between 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

33 Lascelles Lane comprises a brick built under pantile roof, three bedroomed traditional double fronted semi-detached family house, situated on a slightly elevated position in this quiet yet very accessible area of Northallerton. The property externally to the front has a nicely enclosed garden with central lawn and mature shrubberies around with to the side a concrete driveway leading into attached car port giving parking for two to three vehicles. To the rear the property has a nice flagged patio area opening onto chippings seating area with steps up to slightly elevated rear garden which enjoys two areas of lawn with an offset concrete pathway down to a rear access gate. There is post and panel fencing to two sides with hedged boundary to the far end together with shrubberies to both sides and additional flagging provides an attractive backdrop to the property and a good sized rear garden.

Internally the property enjoys UPVC sealed unit double glazing and has gas fired central heating.

The property has potential for and is in need of updating and modernisation but retains scope for extension to side or rear subject to purchaser’s requirements and necessary planning permissions.

The offering of 33 Lascelles Lane provides an excellent opportunity for the discerning Purchaser to acquire a good sized traditional family property in a quiet and very accessible location within walking distance of Northallerton Town Centre and good local amenities.

Early inspection is recommended.

ACCOMMODATION

In through hardwood front door with upper etched glass panel into:

Entrance Hall
4’1” x 3’8” (1.25m x 1.11m)

With stairs to first floor, ceiling light point. Doors to either side giving access to reception rooms.

Sitting Room
10’10” x 17’6” (3.30m x 5.33m)

With feature fire place comprising tiled fire place, mantle shelf, hearth and surround former open fire place. Ceiling light point, double radiator, TV point and telephone point. Original built in chimney breast alcove storage cupboard. Windows front and rear providing for a high degree of natural light. Door to rear gives access to kitchen.

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Dining Room
11'6" x 10'4" (3.50m x 3.15m)
With feature fire place comprising natural stone surround, hearth and mantle shelf with a half mounted gas fire. Coved ceiling, ceiling light point and double radiator. Sliding door through into:

Kitchen
14'10" x 6'8" (4.51m x 2.03m)
With a range of base and wall cupboards, work surfaces with inset single drainer single bowl stainless steel sink unit with hot and cold taps over. Space and point for gas cooker, space under unit for fridge and freezer. Ceiling light point, wall mounted Myson convector heater, wall mounted gas fired central heating boiler. Door to pantry with original stone meat slab and shelf storage above and ceiling light point. Door to rear gives access to:

Sun Room
9'3" x 5'9" max (2.82m x 1.13m)
With single glazing to three sides, corrugated ceiling. Space and plumbing for autowash. Door to outside giving good access to the rear.

Stairs to first floor have twin balustrades leading up to:

First Floor Landing
9'9" x 7'11" max overall (2.96m x 2.41)
With radiator, ceiling light point, attic access and wall mounted cloaks hanging hooks. Landing window looking out onto rear garden and providing excellent light on stairwell and landing.

Bedroom 1
10'11" x 11'11" (3.33m x 3.63m)
With ceiling point and radiator. Built in wardrobe with cloaks hanging rail and cupboard storage over.

Bedroom 2
11'6" x 9'4" (3.50m x 2.84m)
With radiator, ceiling light point and over bed light pull. Built in wardrobe.

Bedroom 3
7'7" x 8'2" (2.31m x 2.49m)
With radiator and ceiling light point. Good views onto rear garden.

Bathroom
7'9" x 5'1" (2.35m x 1.55m)
White suite comprising panelled bath with Heatrae Carousel 7 electric shower over with fitted shower rail. Matching pedestal wash basin and WC. Radiator and ceiling point, wall mounted mirror fronted bathroom cabinet.

Outside
Car Port
8'5" x 19'10" (2.57m x 6.04m)
With wooden frame construction, topped with clear plastic roofing.

Rear gated access

Former Garage/Shed
15' x 9' (4.57m x 2.74m)
Corrugated with twin doors to front and pedestrian door to rear.

GARDENS
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GENERAL REMARKS & STIPULATIONS
VIEWING
Through Northallerton Estate Agency – Tel. no. 01609 771959.

TENURE
Freehold with Vacant Possession upon completion

SERVICES
Mains water, electricity, gas, mains drainage.

LOCAL AUTHORITY
Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 779977.

COUNCIL TAX BAND
We are verbally informed by Hambleton District Council that the Council Tax Band is Band B. The current annual charge is £1165.89.
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 of 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 in 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.