

S.4179

Northallerton
Estate
Agency 

28 SOUTH PARADE
NORTHALLERTON, NORTH YORKSHIRE DL7 8SG



**A Substantial, Generously Proportioned 5 / 6 Bedroomed Victorian Town House Residence
Situated in Highly Sought After Location within Walking Distance of Town Centre &
Excellent Local Amenities**

- Generous Well Proportioned Rooms Throughout
- Recently Installed UPVC Sealed Unit D Glazing
- Potential for Basement Annexe
- Quality Fitted Kitchen, Bathroom & En Suite
- Well Maintained & Improved by the Present Owners
- Convenient for Excellent Travel Networks
- Good Sized Enclosed Rear Gardens, Patio & Garage
- Convenient for All Local Amenities

Offers in the Region of £385,000

28 South Parade, Northallerton DL7 8SG

SITUATION

Bedale	7 miles	Thirsk	7 miles
Teesside	16 miles	Darlington	16 miles
A.1	7 miles	A.19	8 miles
York	30 miles		

South Parade is one of the most sought after and highly desirable residential areas of Northallerton, just outside the centre and comprising of a number of Victorian Terraces and detached houses arranged along the parade which is tree lined to one side and has useful off road parking to rear via a private access road.

The property comes with the benefit of good sized grounds and gardens and is within walking distance of the Town Centre and all local amenities.

This area of Northallerton is particularly sought after and the property still retains additional scope for extension subject to Purchasers requirements and the necessary Planning Permission.

The property is ideally placed for access to all services and amenities being 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 centre 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 6 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.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport via the Transpennine line which also calls at Northallerton and Darlington stations.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hours travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park. 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 and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

Schools – the area is well served by good state and independent schools. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation and the property is within their catchment areas. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling 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

DESCRIPTION

28 South Parade comprises a substantial architecturally attractive and superbly positioned, well laid out and spacious 5/6 bed roomed traditional three storey town house residence which has under the present ownership been substantially improved and updated whilst retaining a host of original features and is brought to the market representing a property of character and distinction which enjoys the benefit of superb accommodation with generous room sizes throughout.

Externally the property enjoys to the front a low maintenance garden with steps down to sub floor accommodation whilst to the rear the property has enjoyed the benefit of a laid stone flagged patio which opens out onto an extensive area of chippings hardstanding with sleeper edged raised shrub borders and detached garage with gated access to side onto the private roadway which serves a number of properties on South Parade.

Internally the property has enjoyed the benefit of UPVC sealed unit double glazed and gas fired central heating together with quality fitted kitchen, bathroom and en suites. On the ground floor the properties enjoys the benefit of two large reception rooms together with a well laid out and spacious nicely delineated living kitchen with to the rear a separate utility room and WC. On the first floor there are four good sized bedrooms, one with en suite together with family bathroom.

At present the property enjoys sub floor accommodation extending to entrance / kitchen, sitting room, large double bedroom and bathroom. This provides tremendous scope to utilise these rooms either for annexed accommodation, teenage or dependent relatives or in keeping with a number of properties

on the parade as provision for a self-contained income generating flat or bed and breakfast accommodation. It must be commented that it is situated in a good area for this type of accommodation.

Overall the property benefits from large light and airy rooms which offer superb potential for a number of residential layouts. There is scope for further extension subject to Purchaser's requirements and the necessary Planning Permissions.

The property has previously and presently comprises an attractive, superbly presented family residence. It has additionally been used previously as a quality bed and breakfast and offers tremendous scope for the discerning purchaser to acquire a substantial town house residence in a much sought after and highly desirable residential location in this sought after North Yorkshire market town.

Early inspection particularly recommended to appreciate the property, its presentation and layout potentials.

ACCOMMODATION

In through etched glass panel front door into:

Entrance Vestibule

1.49m x 1.37m (4'11" x 4'6")

Inset matwell. Coved ceiling. Ceiling light point. Cloaks hanging. Through internal leaded and coloured glass door with etched central panel and opaque light to side into:

Entrance Hall

6.97m x 2.25m (22'11" x 7'5") max

With attractive coved corniced ceiling. Ceiling light point. Stripped deep pine skirting boards, matching pine dado rail, attractive coverings and cornicing around the doors. Central arched coving. 2 double radiators. Telephone point. Door into:

Drawing Room

4.98m x 5.59m (16'4" x 18'4") into front bay

Coved corniced ceiling. Centre coved ceiling rose. Stripped pine picture rail. Stripped pine deep skirting boards. Feature fireplace comprising stripped and carved pine surround and mantle shelf, tiled hearth with inset cast surround and grate. Light point. Double radiator. TV point with Sky.

Sitting Room

4.03m x 4.79m (13'3" x 15'9")

Coved corniced ceiling with ceiling rose and light point. Stripped pine dado rail. Deep pine skirting boards. Chimney breasts with central feature being brick built surround topped with oak mantle shelf. Natural stone tiled hearth with hearth mounted Carron wood burning stove. Chimney breast alcove cupboards. TV point. Double radiator.

Kitchen

8.19m x 3.62m (26'11" x 11'11") narrowing to 2.94m (9'8")

Nicely delineated into Sitting, Dining & Kitchen Area

Sitting / Dining Area

Double radiator. TV point. Two ceiling light points. Door to

outside. Door to potential flat / sub floor area.

Kitchen

With an attractive modern range of base and wall cupboards, topped with oak work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Built in Lamona double oven and grill, matching microwave. Inset Lamona four ring Induction schott ceran hob with schott ceran backplate and extractor over. Space and plumbing for dishwasher. Built in fridge. Matching glass fronted and shelved display cabinets and engineered oak flooring. Door to rear gives access to:

Utility Room

3.55m x 1.95m (11'8" x 6'5") max

Work surface with space and plumbing for washing machine, space for dryer. Space for larder fridge or fridge freezer. Ceiling light point. Wall mounted electric heater. Coat hanging hooks. Door to:

Downstairs WC

WC. Wash basin with tiled splashback. Extractor fan. Ceiling light point. Wall mounted Dimplex electric heater.

Stairs to First Floor have stripped pine spindles with oak balustrade being the original main staircase with the addition of a stained pine balustrade to the other side leading up over stripped pine treads to half landing with feature stained glass window. Stairs to main landing. All with coved corniced ceiling and over stairwell light point. Door off half landing leads to:

Small Inner Hallway

With cupboard to side. Leading into:

Bedroom No. 1

3.12m x 3.66m (10'3" x 12')

Double radiator. Ceiling light point. TV point. Door to:

En Suite Shower Room

1.69m x 2.15m (5'7" x 7'1")

With attractive white suite comprising fully shower cubicle with Redring Expression 500s electric power shower. Unit inset wash basin. Duoflush WC. Heated towel rail. Tiled splashbacks.

Main Landing

3.93m x 1.52m (12'11" x 5')

Coved corniced ceiling. Attic access. Scope for potential staircase to second floor subject to Building Regulations.

Bedroom No. 2

4.08m x 4.34m (13'5" x 14'3")

With feature Victorian fire surround with inset cast grate. Original stripped pine chimney breast cupboards. Double radiator. Coved ceiling. Centre ceiling light point. TV point.

Bedroom No. 3

4.06m x 3.25m (13'4" x 10'8")

Fitted picture rail. Built in airing cupboard with extensive shelving. Double radiator. Ceiling light point. TV point. Stripped pine picture rail. Nice view over rear garden.

Bedroom No. 4
2.54m x 4.34m (8'4" x 14'3")

Stripped pine skirting boards. Stripped pine picture rail. Ceiling light point. TV point. Views over the front.

Bathroom
2.89m x 1.44m (9'6" x 4'9")

Nicely tiled floor. Attractive modern white suite comprising panelled bath, fully tiled around, over bath mains shower. Pedestal wash basin with shaver socket over. Attractive tiled floor. Duoflush WC. Heated towel radiator. Inset light spots. Extractor.

SUB FLOOR

Is accessed by steps down from the Kitchen with pine balustrade and over stairway light point leading down to a lower hallway.

Boiler Room
3.57m x 0.88m (11'9" x 2'11")

Hiway FF gas fired central heating boiler. Ceiling light point. TV point. Vent.

Door through to front entrance and

Kitchen
3.71m x 1.42m (12'2" x 4'8")

Fitted base units with space for fridge. Space for additional appliance. Beech effect work surface. Ceiling light point. Radiator. Door to front entrance which leads to chippings front seating area and steps up to main front of house.

Sitting Room
5.56m x 4.93m (18'3" x 16'2")

UPVC Sealed unit double glazing. Double glazed front door leading to front steps down to South Parade. Former ornamental chimney breast. Deep stripped pine skirting boards. Double radiator. Centre ceiling light point. Ceiling light spot. Good light and airy room.

Bedroom
4.67m x 2.94m (15'4" x 9'8")

With recess with twin hanging rails. Ceiling light point. Double radiator.

Bathroom
2.56m x 2.20m (8'5" x 7'3")

Suite comprising panelled bath with Triton T8 Tsi electric shower over. Greenwood Airvac extractor fan. Duoflush WC. Pedestal wash basin. Half tiled walls to rear. Shaver socket, light and mirror. Double radiator. Wood effect laminate floor. Deep stripped pine skirting boards. Ceiling spot.

OUTSIDE

To the front a low maintenance garden with steps down to sub floor accommodation. To the rear is an attractive ornate stone extensive patio and entertainment area with steps down from Utility room and kitchen with a corner sleeper fronted raised shrubbery and opening out onto an extensive area to the rear of chipped hardstanding for a number of vehicles with a sleeper edged raised shrubbery to side. Substantial wooden twin gates to rear with pedestrian access gate to side.

Garage
3.32m x 5.30m (10'11" x 17'5")

Up and over door to front. Rear workshop with pedestrian door out onto yard. Open eaves storage. Ceiling light point. Twin power points. Concrete floor. Door to rear leading to:

Workshop
1.79m x 3.32m (5'11" x 10'11")

Ceiling light point. Power points. Shelved storage. Eaves storage. Door out to rear leading to yard.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon completion.

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 **E**. The current annual charge is **£1832.13**.



Energy Performance Certificate

28, South Parade
NORTHWALLERTON
DL7 8SG

Dwelling type: Mid-terrace house
Date of assessment: 12 February 2010
Date of certificate: 12-Feb-2010
Reference number: 60104022-7890-012-0986
Type of assessment: SAP 10, existing dwelling
Total floor area: 247 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy efficiency - lower heating costs	Current (Value)	Environmental Impact - lower CO ₂ emissions	Current (Value)
92-100	A	10-14	A
81-91	B	15-19	B
69-80	C	20-24	C
55-68	D	25-29	D
45-54	E	30-34	E
35-44	F	35-39	F
21-34	F	40-44	F
1-20	G	45-49	G

Current Energy Efficiency Rating: **66**
Current Environmental Impact (CO₂) Rating: **64**

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of the home

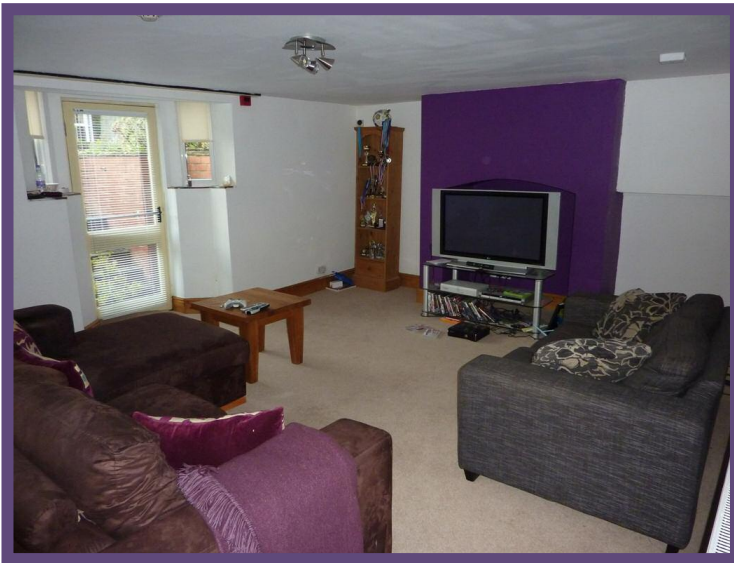
	Current	Potential
Energy use	263 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	11 tonnes per year
Lighting	£127 per year	£127 per year
Heating	£1877 per year	£1535 per year
Hot water	£197 per year	£173 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations (green building and energy-efficient products). It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given by the Energy Saving Trust to provide you with information to improve your dwelling's energy performance.



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 important 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 713330