

**PLEASANT VIEW, DALTON ON TEES
DARLINGTON, DL2 2NX**



**A Spacious, Well Laid Out & Presented 5-Bedroomed Family House
in Sought After North Yorkshire Village**

- Well Laid Out 5-Bed Accommodation
- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Gardens to Front & Rear
- Integral Garage Plus Hardstanding
- Convenient & Accessible Village Location

PRICE: REDUCED TO OFFERS IN THE REGION OF £190,000
Offered Chain Free & Available for Early Completion – **SERIOUS OFFERS CONSIDERED**

PLEASANT VIEW, DALTON ON TEES, DARLINGTON DL2 2NX

SITUATION

Northallerton	11 miles	Darlington	4 miles
Richmond	10 miles	A.1	6 miles
Middlesbrough	17 miles		

The village of Dalton on Tees is very conveniently situated just off the A.167 Northallerton to Darlington road which puts it within easy reach of the A.19 of the thriving and popular market towns of Northallerton and Darlington.

The village and property are particularly well placed in relation to the A.1 and A.19 trunk roads bringing Teesside, York, Leeds, Newcastle, Yarm within reasonable and convenient commuting distances. The position of the property enables it to take full advantage of the attractive village and its facilities and yet is within easy walking distance of excellent local countryside with good walking, cycling and riding available.

Local services can be found within the Cowtons, Great Smeaton and surrounding villages including shop, post office, Primary Schools, pubs and restaurants while for a full and comprehensive range of educational, recreational and medical facilities the nearby popular market towns of Northallerton, Darlington & Yarm are within easy commuting distance.

Whilst able to enjoy a pleasant rural village location the property's proximity to the A.167 puts the property within convenient commuting distance of good range of major centres together with the A.66 and A.19 and the main road networks beyond.

There are East Coast main line train stations at Northallerton and Darlington providing a journey time from Northallerton of some 2 ½ hours or thereabouts. Additionally the property links into the Transpennine route which offers direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool and Manchester Airport.

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.

Riding - The property is situated in particularly attractive riding country with good hacking available in the area together with access to good livery stables. The property is located in the Zetland Hunt country and within convenient boxing distance of locally renowned packs including the Hurworth, Bedale, Cleveland, York and Ainsty North and Bramham Hunts.

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

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

Communications – Main line train stations at Darlington and Northallerton on the 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 are located at Teesside, 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 and Darlington. Independent Schools at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby. Local Primary School at Croft on Tees.

DESCRIPTION

Pleasant View at Dalton on Tees comprises an extended 5-bedroomed, semi-detached family house which would lend itself to a number of residential layouts and is situated on a nice sized plot with internally the benefit of UPVC sealed unit double glazing and oil fired central heating. There is scope to the first floor to provide for a master bedroom suite utilising the two bedrooms which are situated over the garage and have been built as part of an extension. At present the property is laid out as five bedroomed.

Externally the property enjoys the benefit of low maintenance front garden with driveway and hardstanding to side for three vehicles and access to the integral garage.

To the rear the property has attractive patio areas opening out onto rear lawned gardens which have mature shrubs to one side to fully appreciate the property, it's presentation and position. and pond. The property to the rear has a mix of hedging and close boarding fencing and there is a good outside shed which is timber built and has light and power.

Early Inspection is recommended

ACCOMMODATION

Entrance Hall

14' 5" x 6' 2" (4.39m x 1.88m) max

Stairs to first floor, radiator, ceiling light point, recessed under stairs storage area. Door through into:

Living Room

10' 4" x 25' 6" (3.15m x 7.77m)

Nicely delineated into Sitting and Dining areas with the sitting area enjoying coved ceiling, ceiling light point, two wall light points, television and telephone points, chimney breast with mounted carved oak mantle shelf with display shelf under, tiled hearth with space for half mounted electric fire. The room enjoys the benefit of radiator.

The dining area enjoys the continuation of the coved ceiling with centre ceiling light point, serving hatch through from kitchen, sliding double glazed patio doors out to:

Conservatory

7' 10" x 11' 2" (2.38m x 3.40m)

Natural tiled floor, thermalactic ceiling, glazing to three sides, French doors out to rear patio and gardens. Ceiling light point, wall light point and a floor mounted Potterton Statesman Utility oil fired central heating boiler.

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m) plus deep understairs recess.

Cooker point and socket in recess. Attractive range of white fronted base and wall cupboards with wrought iron door furniture and topped with granite effect work surfaces with inset single drainer, single bowl sink unit with chrome mixer tap over. Space and point for electric cooker. Attractive tiled splashbacks Inset extractor. Ceiling light point and telephone point. Steps down to:

Utility Room

8' 1" x 8' 4" (2.47m x 2.54m)

Ceiling light point. Wall mounted cloaks hanging. Space and plumbing for auto wash, space for dryer, space for substantial fridge freezer, wall mounted cupboard storage, full length double glazed door out to rear, internal sliding door gives access to

Integral garage.

Stairs to First Floor

Stained and polished pine balustrade and spindles leading up to

Landing

10' 2" x 7' 10" (3.10m x 2.38m)

With archway through to Inner Landing. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Main Landing has coved ceiling and ceiling light point.

Bedroom

12' 5" x 10' 4" (3.79m x 3.15m)

Twin ceiling light point, radiators, views out onto rear garden

Bedroom

10' 4" x 12' 2" (3.15m x 3.71m)

Ceiling light point, over bed light pull and additional over bed spot point, radiator and views out to the front.

Bedroom

6' 2" x 6' 11" (1.88m x 2.11m)

Ceiling light point and radiator.

Bathroom/Shower Room

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

With Roman Original shower cubicle with outsize tray, fully tiled with a Triton Marbella electric shower, unit inset wash basin with cupboard storage beneath, easy turn mixer tap over, matching duo flush WC. The whole of the bathroom is tiled with a contrasting attractive patterned dado rail. Fully tiled floor, panelled ceiling with two ceiling light points and a ceiling mounted extractor over cubicle. Wall mounted heated towel rail/radiator. Mirror splashback with inset spots and shaver point over, shelving to side.

Inner Landing

Gives access to:

Double Bedroom

8' 1" x 15' 4" (2.47m x 4.67m) max into ¾ wall length wardrobe

Coved ceiling, ceiling light point and radiator. Windows to two sides providing for a high degree of natural light.

Single Bedroom

8' 1" x 7' 5" (2.47m x 2.26m)

Coved ceiling, ceiling light point, double radiator, good views out onto rear garden.

OUTSIDE

Garage

8' 2" x 14' 10" (2.49m x 4.51m)

Twin double glazed doors to front with opaque glazed upper panels and light over. Ceiling light point. Power points. Concrete floor.

Rear Garden

Externally the property enjoys the benefit of low maintenance front garden with driveway and hardstanding to side for three vehicles and access to the integral garage.

To the rear the property has attractive patio areas opening out onto rear lawned gardens which have mature shrubs to one side and pond. The property to the rear has a mix of hedging and close boarding fencing and there is a good outside shed which is timber built and has light and power.

Shed

12' 0" x 9' 0" (3.66m x 2.74m)

Timber built with light and power.

Additional Lean to Shed

5' 0" x 6' 0" (1.52m x 1.83m)

GENERAL REMARKS & STIPIULATIONS

VIEWING

Through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Electricity, Water and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

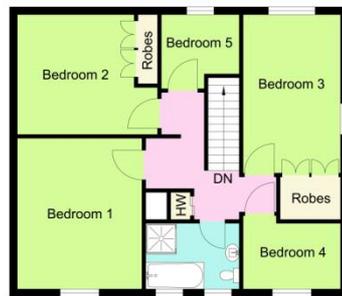
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. The current annual charge is £1856.23.



Ground Floor
Approximate Floor Area
696.31 sq. ft.
(64.69 sq. m)



First Floor
Approximate Floor Area
634.31 sq. ft.
(58.93 sq. m)

Northlerton
Estate
Agency

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Performance Certificate

Pleasant View, Dalton on Tees, DARLINGTON, DL2 2HX

Dwelling type: Semi-detached house Reference number: 8072-7822-0609-1304-6996
 Date of assessment: 14 December 2012 Type of assessment: RPSAP, existing dwelling
 Date of certificate: 14 December 2012 Total floor area: 118 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,584
Over 3 years you could save	£1,725

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£204 over 3 years	£204 over 3 years	
Heating	£3,849 over 3 years	£2,439 over 3 years	
Hot Water	£531 over 3 years	£216 over 3 years	
Totals	£4,584	£2,859	You could save £1,725 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Net energy efficient - lower running costs

Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Below average (D)	55-68
Poor (E)	39-54
Very poor (F)	21-38
Net energy efficient - higher running costs	1-20

Current: 61 Potential: 70

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£603	Yes
2 Floor insulation	£300 - £1,200	£248	Yes
3 Change heating to gas condensing boiler	£3,000 - £7,000	£768	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energyenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up front cost.

Page 1 of 4

COMMITMENT

Northlerton 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.