

**4 CLEVELAND DRIVE
NORTHALLERTON, NORTH YORKSHIRE DL7**



**AN ATTRACTIVELY PRESENTED SUBSTANTIAL WELL LAID OUT AND SPACIOUS
VERY CONVENIENTLY POSITIONED 2 BEDROOMED DETACHED BUNGALOW
RESIDENCE**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Extensive Blocked Paved Hardstanding
- Lawned Garden to Front
- Good Sized Garden to Rear
- Attached Covered Entertainment Area
- Within Walking Distance of Local Amenities

Price: £250,000

4 Cleveland Drive, Northallerton, North Yorkshire DL7 8RU

SITUATION

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

Cleveland Drive is a quiet and very conveniently situated, much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities, attractive countryside and is within the catchment area of a number of good local Primary Schools and within walking distance of the local college.

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.

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 Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

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

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

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

Schools – the area is well served by good state and independent schools with a number of renowned Schools within the area including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation.

Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, 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

The property comprises an immaculately presented, well laid out and spacious, superior 2-bedroomed detached bungalow situated on a substantial plot on the highly sought after Cleveland Drive area. The property is brick built with clay tile roof and enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. Externally to front it enjoys predominantly block paved off road parking for a number of vehicles. To the immediate front of the property a raised area of lawn with shrub borders and low level ornamental stone walls around. To the front the property has brick and rendered walls which are stone topped with gates. To the rear the property enjoys a natural laid stone flagged patio and barbecue/entertainment area with attractive covered seating area with bench seating, outside TV and power points, two light points, two ceiling light points with views out onto the main rear garden which is accessed from the patio up steps onto raised rear lawn with shrub borders. There is a space and base for shed and an outside tap.

Internally the property enjoys well laid out and spacious accommodation with an open plan living/dining and seating area, kitchen seating and dining area, separate formal lounge, together with useful additional reception room offering great scope as office/snug.

These have been incorporated into the existing garage and therefore all parking would be on the block paving. Additionally internally there are two good sized bedrooms together with quality fitted luxury shower room.

Early inspection is recommended to fully appreciate the property.

ACCOMMODATION

In through UPVC sealed unit double glazed door into:

Entrance Vestibule
1.57m x 1.88m (5'2" x 6'2")

With tiled mosaic floor. Coved ceiling with centre ceiling spots. Double radiator. Telephone point. Door into:

Cloakroom

With extensive hanging hooks. Built in cupboard. Coved ceiling with centre ceiling spots.

Door from Entrance Vestibule leads into:

Kitchen

9.82m x 3.22m (32'3" x 10'7") opening out to 3.55m (11'8")

Nicely delineated into kitchen and dining areas. Overall having extensive inset ceiling light spots. Attractive and comprehensive range of cherry fronted base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Space and point for gas / electric range. Brushed steel extractor hood with inset extractor and light. Glass fronted, glass shelved unit matched display cabinet. Built in SMEG dishwasher. Seating area has double glazed leaded patio doors out to rear flagged patio and entertainment area. Telephone point and TV point. Laid wood floor throughout. Door into:

Useful Office / Snug / Utility

4.08m x 2.81m (13'5" x 9'3")

Inset ceiling light spots. Continuation of the polished wood floor. Double glazed door leading to outside. Door into boiler cupboard which houses a Potterton Promax Combi HE Plus gas fired boiler. Door into:

Useful Utility / Store Area

Which has space and plumbing for washing machine, space for additional appliances and good shelved storage together with eaves storage and roller shutter door to front?

Off the kitchen is:

Internal Hallway

3.52m x 1.59m (11'7" x 5'3")

Continuation of the wood floor. Ceiling light point. Attic access and inset air exchange unit.

Sitting Room

4.69m x 3.177m (15'5" x 10'5")

With a feature fireplace comprising light oak surround and mantle shelf. Cut slate hearth, inset cast surround with tiled reliefs and an inset living flame gas fire. Coved ceiling. Double radiator. TV and Sky point.

Bedroom No. 2

3.73m x 2.84m (12'3" x 9'4")

Coved ceiling with ceiling light point. Built in double wardrobe with interior storage and shelving. Double radiator. Continuation of the natural wood floor.

Bedroom No. 1

3.71m x 3.17m (12'2" x 10'5")

With ceiling light point. Double glazed french doors out to rear patio. Continuation of the natural wood floor.

Shower Room

1.83m x 2.23m (6' x 7'4")

With continuation of the natural wood floor. Double cubicle. Mains shower. Fitted shower screen. Panelled ceiling with inset ceiling light spots and extractor. Unit matched wash basin. Mirror fronted bathroom cabinet over. Concealed cistern WC with shelved storage to side. Fully tiled. Wall mounted heated towel rail / radiator.

OUTSIDE

Gardens

Externally to front enjoys predominantly block paved off road parking for a number of vehicles. To the immediate front of the property a raised area of lawn with shrub borders and low level ornamental stone walls around. To the front the property has brick and rendered walls which are stone topped with gates. To the rear the property enjoys a natural laid stone flagged patio and barbecue/entertainment area with attractive covered seating area with bench seating, outside TV and power points, two light points, two ceiling light points with views out onto the main rear garden which is accessed from the patio up steps onto raised rear lawn with shrub borders. There is a space and base for shed and an outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING

Accompanied viewing by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

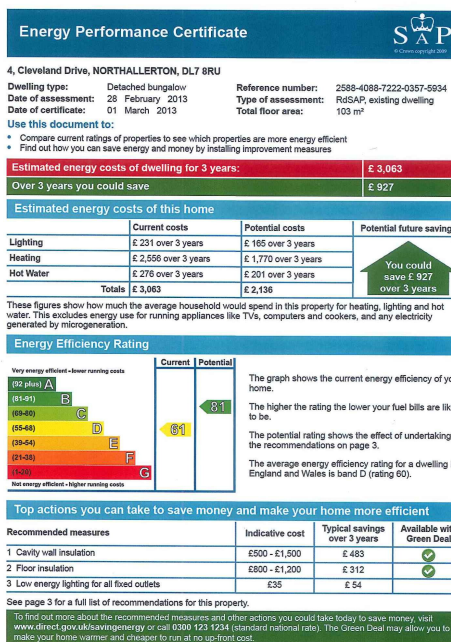
Mains Water, Electricity, Gas and Drainage.

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 **C**. The current charge is £1275.59 per annum.





COMMITMENT

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- 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.

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