

**22 ASHLANDS CLOSE**  
**NORTHALLERTON, NORTH YORKSHIRE, DL6 1HJ**



**A Particularly Well Laid Out and Spacious 3 Bedroomed Extended Family House in Quiet Cul-De-Sac Location within Convenient Walking Distance of The Town Centre and Nearby Open Countryside**

- Extended Family House
- UPVC Sealed Unit DG & Gas Fired CH
- Low Maintenance Gardens to Front & Rear
- Spacious and Superb Fitted Living Kitchen
- Quality Fitted Bathroom
- Immaculately Presented Throughout

**PRICE: OFFERS IN THE REGION OF £155,000**

**EARLY INSPECTION RECOMMENDED**

# 22 ASHLANDS CLOSE, NORTHALLERTON DL6 1HJ

## SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	7 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles		

(All distances are approximate)

**22 Ashlands Close Northallerton** is pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ 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.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## DESCRIPTION

The property comprises a well laid out and spacious, immaculately presented and extended 3 bedroomed semi detached, dormer style family house situated on a large corner plot with attractive low maintenance gardens to front and rear and on a plot that would readily accommodate a larger property.

Externally the property enjoys to front a good sized chipped area with central shrubbery and deep borders all around whilst at the side there is a walkway from front to rear. To the rear the property has a good area of flagged patio and also forms a base for shed plus additional seating area. To the rear of the property

the gardens open out to a good area of decking with ornamental raised shrubberies and steps up into the main garden area which has low maintenance flags. The property enjoys post and plank fencing and natural wall borders. To the rear there is a gated access leading to a tarmac area presently used for bin and recycling storage and giving access to the detached garage.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating, and is immaculately appointed throughout. It has, under the present ownership, been particularly well maintained and improved, and now the property has a particularly well laid out and spacious open plan Living Kitchen and early inspection is recommended to appreciate the property, its layout and presentation.

Some of the improvements carried out by the present owners include the following:-

**Cavity Wall Insulation in 2011**

**New Baxi Boiler in 2011**

**Mira Power Shower in 2012**

**Gable End in 2013**

**Gas Fire in 2013**

**New Front Fence in 2013**

**New World Cooker in 2012**

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with adjacent etched glass light providing a nice degree of natural light to:

### HALLWAY

**7' 7" x 6' 8" (2.31m x 2.03m)**

Ceiling light point, wall mounted Baxi Brazilia gas heater. Telephone point. Stairs to First Floor. Windows to two sides providing high degree of natural light. Folding doors to:

### UNDER STAIRS STORAGE AREA

**5' 4" x 2' 10" (1.62m x 0.86m)**

Wall mounted cloaks hanging and good floor storage area.

Internal door with upper etched glass panels leading into:

### SITTING ROOM

**13' 0" x 10' 5" (3.96m x 3.18m)**

Coved ceiling with centre ceiling rose light point. Feature fireplace comprising carved and painted surround and mantle shelf with cut marble hearth and back plate and inset Living Flame gas fire. Moulded dado rail, double radiator, television point, internal upper etched glass French doors lead into:

### OPEN PLAN KITCHEN

**16' 11" x 19' 7" (5.16m x 5.97m) overall**

Nicely divides into Sitting, Dining and Kitchen areas.

The Kitchen area enjoys an extensive range of beech fronted base and wall cupboards, granite effect work surfaces with inset

single drainer, single bowl, stainless steel sink unit and mixer tap over. The automatic washer, dishwasher and New World cooker are included in the sale. Space for fridge freezer. Attractive tiled splashbacks, unit matched glass fronted and shelved display cabinets, wall mounted Baxi combination boiler, inset ceiling light spots, tiled floor, and windows to two sides providing high degree of natural light. Double radiator. Contrasting tiled dado rail.

The Dining area enjoys the benefit of wood laminate floor, coved cornice ceiling, inset ceiling light spots, telephone point, UPVC sealed unit double glazed sliding doors to rear giving access out to rear decking and garden, double radiator.

## STAIRS TO FIRST FLOOR

Have wall mounted painted balustrade leading up to:

## FIRST FLOOR LANDING

**6' 0" x 8' 5" (1.83m x 2.57m) overall**

Picture window, ceiling light point, attic access.

## BEDROOM 1

**10' 5" x 11' 6" (3.18m x 3.50m) max into wall length fitted wardrobes.**

The wardrobes enjoy a mix of hanging rails, shelves and drawer storage with wood effect sliding doors to front with central full length dressing mirror, inset ceiling light spots, television point, radiator.

## BEDROOM 2

**10' 1" x 12' 9" (3.98m x 3.89m)**

Centre ceiling light point, radiator, moulded dado rail, built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

## BEDROOM 3

**6' 6" x 9' 1" (1.98m x 2.77m)**

With fitted base unit enjoying cupboard storage under and bed space over, moulded dado rail, ceiling light point, radiator.

## SHOWER ROOM

**6' 3" x 6' 2" (1.91m x 1.88m)**

Fully tiled with inset ceiling light spots and contrasting tiled dado rail. Sovereign shower cubicle with curved sliding doors to front, wall mounted Mira Event Excess thermostatic shower, quality rope edged pedestal wash basin and WC, wall mounted mirror, glass shelving, floor mounted heated towel rail, extractor over shower.

## GARAGE

**16' 6" x 9' 2" (5.03m x 2.79m)**

Concrete floor, light and power and up and over door to front. The Garage has been re-roofed and is one of a block.

## GARDENS

The property enjoys to the front a good size chipped area with central shrubbery and deep borders all around whilst at the side there is a walkway from front to rear. To the rear the property has a good area of flagged patio and also forms a base for shed plus additional seating area. To the rear of the property the gardens open out to a good area of decking with ornamental raised shrubberies and steps up into the main garden area which has low maintenance flags. The property enjoys post and plank fencing and natural wall borders. To the rear there is a gated access leading to a tarmac area presently used for bin and recycling storage and giving access to the detached garage.

## GENERAL REMARKS & STIPULATIONS

## VIEWING

By appointment with Northallerton Estate Agency - tel. no. 01609 771959.

## TENURE

Freehold with Vacant Possession upon Completion.

## SERVICES

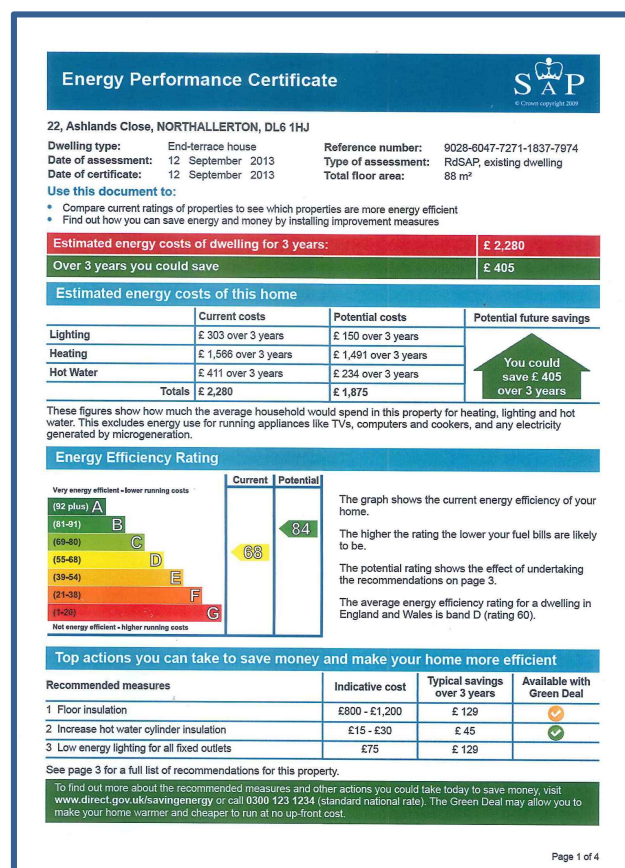
Gas fired central heating, electricity and mains drainage.

## LOCAL DISTRICT COUNCIL

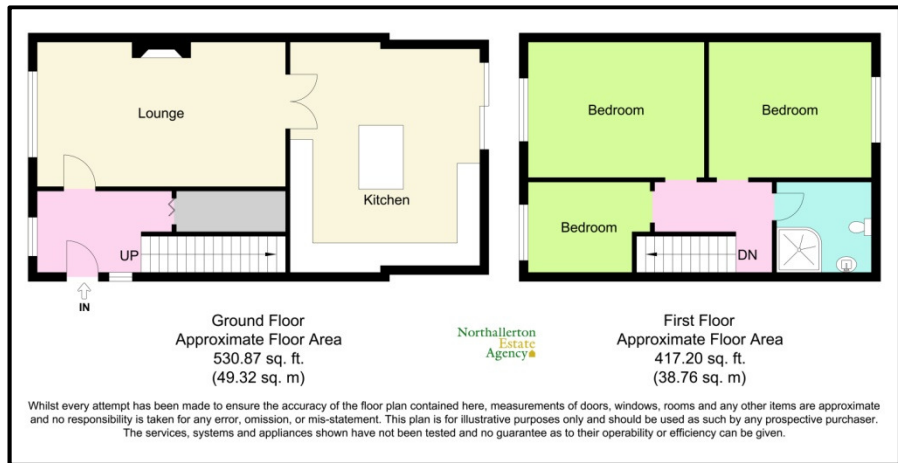
Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 779977.

## COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B.







#### 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.