

**ROSEHILL, MAIN STREET,  
THORNTON LE MOOR, NORTHALLERTON  
NORTH YORKSHIRE, DL7 9DW**



**A Particularly Attractively Situated, Substantial 3-Bedroomed Semi Detached Family House  
in Sought After North Yorkshire Village Location**

- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Extensive Hardstanding & Gardens to Front
- Large Lawned Gardens & Patio to Rear
- Well Laid Out & Spacious Accommodation
- Quality Fitted Kitchen & Bathroom

**OFFERS IN THE REGION OF: £225,000**

# ROSEHILL, THORNTON LE MOOR, NORTHALLERTON

## SITUATION

Northallerton	5 miles York	30 miles
Thirsk	5 miles Teesside	25 miles
A.1	12 miles A.19	3 miles
Darlington	20 miles Catterick	15 miles
Bedale	12 miles	

(all distances are approximate)

This pleasantly positioned 3-bedroomed village property occupies an excellent position in the much sought after and highly desirable North Yorkshire Village of Thornton le Moor which is conveniently positioned a mile from the Northallerton to Thirsk Road and equi-distant from these two thriving market Towns.

The village is a traditional North Yorkshire Village in a superb setting amidst very attractive countryside.

The towns of Thirsk and Northallerton the County Town of North Yorkshire are both within convenient travelling distance and offer a full and comprehensive range of educational, recreational and medical facilities and services together with twice weekly markets and varied shopping centres.

The A.1 and A.19 trunk roads are within easy travelling distance offering access to the main arterial traffic network and all local/national centres of commerce including York, Teesside, Middlesbrough, Darlington, Newcastle and Leeds.

There are International Airports at Teesside (30 minutes) Newcastle and Leeds/Bradford.

There are east coast main line train stations at Northallerton and Thirsk linking London to Edinburgh with a journey time to London of some 2 ½ hours, additionally the stations are on the Transpennine line providing good train links to York, Leeds, Manchester, Manchester Airport and Liverpool. Additionally there are two independent train providers providing competitively priced trains to London.

The village of Thornton le Moor therefore offers a rural location which is nevertheless ideally placed for commuting to all local/national centres of commerce.

## 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 National Park and the 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. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale and Richmond whilst independent schools can be found at Yarm, Teesside, 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, Thirsk and Darlington. Additional leisure activities can be enjoyed at the local Rugby Club, Northallerton Football Club and a number of gyms within the town.

## DESCRIPTION

The property comprises a well laid out and spacious, substantial and particularly attractively presented and nicely extended, traditional brick built with clay tiled roof, 3 bedroomed family house situated in a slightly elevated position in the centre of the village

Externally the property enjoys the benefit of tarmac driveway leading to garage which offers turning area and hardstanding for a number of vehicles. The front garden is laid to lawn with hedged boundaries, low level brick walls with wrought iron gate, and wrought iron gates onto the driveway.

There is a detached garage with up and over door to front and pedestrian door to rear.

The rear garden forms a particular feature of the property being an extensive area of lawned garden of a good length with a patio area situated adjacent to the property. Internally the property enjoys the benefit of well laid out and spacious, immaculately appointed accommodation which has UPVC sealed unit double glazing and oil fired central heating.

Under the present ownership the property has been tastefully extended to the rear with the addition of an attractive sun lounge however there is further potential for extension subject to Purchasers requirements and the necessary planning permission and the property sits on a site that would readily accommodate a larger property.

Early inspection recommended to appreciate the property's position, presentation and potential.

## ACCOMMODATION

Natural stone flagged steps to front and UPVC sealed unit double glazed front door into:

### Entrance Hall

**14' 9" x 5' 10" (4.49m x 1.77m)**

Stairs to First Floor, double radiator, ceiling light point, telephone and internet points, door to understairs store cupboard which enjoys cloaks hanging, shoe shelving and wall mounted light point.

### **Kitchen/Breakfast Room**

**19' 11" x 8' 5" (6.07m x 2.57m)**

Nicely delineated into Kitchen and Breakfast areas. The Kitchen area enjoys an extensive modern range of beech fronted base and wall cupboards, granite effect work surfaces with inset granite composite 1 ½ bowl sink unit with quality mixer tap and hose attachment over. There is space and point for gas or electric cooker, space and plumbing for auto wash, space and plumbing for dishwasher. There are brushed steel splashbacks, opaque glazed display cupboard, unit inset 4 ring ceran hob with brushed steel and glass extractor and light, attractive tiled floor and ceiling light.

The Breakfast area enjoys the benefit of a ceiling light point, double radiator, and door to the Hallway.

### **Lounge/Diner**

**26' 8" x 12' 5" (8.12m x 3.79m)**

With central exposed natural stone arch between the two distinct areas. The main sitting area enjoys coved ceiling, ceiling light point, double radiator, television and Sky connections. The chimney breast is a feature with tiled hearth and backplate, two wall light points. Sliding double glazed patio doors to:

### **Sun Lounge**

**11' 7" x 10' 5" (3.53m x 3.18m)**

Tiled floor, three wall light points and UPVC sealed unit double glazed French doors out to rear patio and garden.

The rear patio gives access to the rear of the garage and the good sized gardens. The rear garden is laid to lawn with inset shrubs, hedged to three sides with an area of post and rail fencing completing the boundaries.

Stairs to First Floor from the Entrance Hall have stained and polished mahogany balustrade and spindles leading up past a picture window providing a nice degree of natural light for the stairwell and landing.

### **Landing**

**9' 5" x 3' 3" (2.87m x 0.99m)**

Coved ceiling, ceiling light point providing light over stairwell and landing.

### **Bedroom 1**

**11' 10" x 11' 10" (3.60m x 3.60m)**

Coved ceiling, ceiling light point, double radiator, built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over, matching bedroom furniture to side comprising double wardrobe with cloaks hanging rail, shelved storage over and below, shelved storage to side.

### **Bedroom 2**

**11' 6" x 11' 10" (3.50m x 3.60m)**

Coved ceiling, ceiling light point, radiator, television point, nice views onto front garden.

### **Bedroom 3**

**6' 7" x 7' 8" (2.01m x 2.33m)**

Wood laminate floor, ceiling light point, radiator. Attic access.

### **Bath & Shower Room**

**6' 3" x 5' 9" (1.91m x 1.74m)**

Fully tiled wall and floor with under floor heating, panelled ceiling with inset LED spots, panelled bath with fitted shower screen, easy turn taps, Francis Pegla thermostatically controlled mains shower, extractor fan to rear of shower, wall mounted wash basin with easy turn taps, duo flush WC, wall mounted heated towel rail/radiator, wall mounted mirror fronted bathroom cabinet with shelves, television point, and upper contrasting tiled dado rail.

### **Gardens**

The property enjoys the benefit of tarmac driveway leading to garage which offers turning area and hardstanding for a number of vehicles. The front garden is laid to lawn with hedged boundaries, low level brick walls with wrought iron gate, and wrought iron gates onto the driveway.

The rear garden forms a particular feature of the property being an extensive area of lawned garden of a good length with a patio area situated adjacent to the property.

### **Garage**

**16' 2" x 10' 3" (4.93m x 3.13m)**

Up and over door to front, useful set of units and storage cupboards, extensive shelved hanging, ceiling light point, power point. Internal door gives access to:

### **Rear Office Area**

**10' 0" x 7' 7" (3.05m x 2.31m)**

Tiled floor, range of base and wall cupboards, fitted work surfaces and desk area, space and point for fridge freezer, separate boiler cupboard with a Trianco TRO oil fired central heating boiler, and numerous power points.

## **GENERAL REMARKS AND STIPULATIONS**

### **VIEWING**

By appointment through the Agents, Northallerton Estate Agency – Tel. no. 01609 771959.

### **SERVICES**

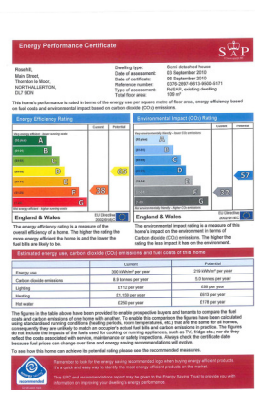
Mains water, electricity and drainage.

### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is D (£1,423.07 p.a.)





**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.

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