

S.4295

Northallerton
Estate
Agency 

8 NORMANBY ROAD
NORTHALLERTON DL7 8RW



A Beautifully Presented & Spacious, Very Conveniently Positioned 3-Bedroomed Traditional Detached Bungalow Residence Situated On Good Sized Plot

- Beautifully Presented Throughout
- Recently Fitted Modern Beech Effect Kitchen
- Attractive Conservatory to the Rear
- Gardens to Front & Rear
- Within Walking Distance of the Town Centre
- Good Residential Location

Offers in the Region of: £235,000

8 Normanby Road, Northallerton DL7 8RW

SITUATION

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

Normanby Road is a quiet and very conveniently situated in the much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside.

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 hours 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

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. There are a good number of renowned schools within the town which boast an enviable reputation. The property lies within walking distance of the Broomfield School and the adjacent Sacred Heart Catholic Primary School.

There are a number of additional primary schools within the area of Northallerton. 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 there are a number of gyms within the town.

DESCRIPTION

The property comprises a well laid out and deceptively spacious, immaculately presented 3-bedroomed detached bungalow residence situated on a nice sized plot with to the front brick set effect driveway and hardstanding for two vehicles and a pathway round to front and rear.

The front garden is laid to lawn with shrub borders and enjoys post and rail fencing to the front and post and plank to the side. Around to the side the walkway transfers to a flagged pathway with five bar gate which opens into the rear. To the rear there is a good area of flagged patio which comes out and around the quality double glazed Conservatory. The main rear garden is laid to a central area of lawn with deep, well maintained, mature well stocked shrub borders which are nicely arranged behind brick ornamental walls. The garden enjoys a crazy paved pathway through leading to the space and base for shed. To the rear of the shed there is a useful storage area. The rear garden has a very nice degree of privacy.

The property enjoys the benefit of an integral garage. The bungalow is part rendered, part exposed brick and has clay tile roof. It enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating and is immaculately appointed throughout with particular features being the quality fitted kitchen and bathroom, and the superior quality double glazed Conservatory to the rear with attractive views out over the rear garden and provides a good additional residential area for the property.

The property lends itself to a number of residential layouts subject to purchaser's requirements. Early inspection is recommended to fully appreciate the property, its presentation and position.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched glass panel with etched glass light to side providing a nice degree of natural light and leading into:

Entrance Hall

4.69m x 1.18m (15'5" x 3'11")

With two ceiling light points. Radiator. Coved ceiling. Opening out to rear into:

Rear Hallway

2.23m x 1.01m (7'4" x 3'4")

Built in shelved storage cupboard. Attic access.

Sitting Room

4.77m x 3.62m (15'8" x 11'11")

With feature fireplace comprising beech surround and mantle shelf, cut marble hearth and backplate with an inset brass surrounded living flame gas fire. Coved ceiling. Ceiling light point. Low level double radiator. TV point. Door through to:

Dining Kitchen

3.42m x 4.69m (11'3" x 15'5") max

Nicely delineated into kitchen and dining area.

Kitchen Area

Enjoying an attractive range of modern beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer 1 ½ bowl stainless steel Franke sink unit with mixer tap. Unit inset four ring Belling Synergy brushed steel gas hob with Zanussi brushed steel and glass oven beneath and extractor above hob. Unit matched glass shelved display cabinet. Built in unit matched Belling dishwasher and space and plumbing for washing machine with unit matched door to front. Tiled splashbacks. Ceiling light point. Insert velux roof light providing a high degree of natural light to the kitchen. Wall mounted Ferroli gas fired combination central heating boiler with unit matched door to front. Extractor fan. Wood laminate floor. Built in fridge with unit matched door. Window looking into conservatory.

Dining Area

This area is carpeted. Ceiling light point. Radiator. UPVC sealed unit double glazed french doors through to:

Conservatory

4.27m x 3.68m (14' x 12'1")

Quality built on a brick base with deep display window ledges. Centre ceiling light point. Numerous power points. UPVC sealed unit double glazed French doors out to patio and gardens. Accessed from the main and inner hallway are

Master Bedroom

3.15m x 3.62m (10'4" x 11'11")

Ceiling light point. Radiator.

Bedroom No. 2/Dining Room

3.25m x 2.56m (10'8" x 8'5") plus entrance recess

Ceiling light point. Radiator. UPVC sealed unit double glazed French doors out to patio and gardens.

Bedroom No. 3

2.38m x 2.20m (7'10" x 7'3")

Ceiling light point. Radiator.

Bath & Shower Room

2.18m x 2.18m (7'2" x 7'2")

Half tiled walls with white suite comprising tiled panelled bath, matching pedestal wash basin and WC. Wall mounted heated towel rail. Inset ceiling light spots. Wall mounted extractor. Separate fully tiled shower cubicle with door to front with Mira Sprint electric shower. Wood laminate floor.

Garage

4.37m x 2.71m (14'4" x 8'11")

Up and over door accessed from the front. Concrete floor. Open to eaves. Ceiling light point. Power.

OUTSIDE

The front garden is laid to lawn with shrub borders and enjoys post and rail fencing to the front and post and plank to the side.

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GENERAL REMARKS & STIPULATIONS

VIEWING – Strictly through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES – Mains Water, Electricity, Drainage and Gas.

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 informed by Hambleton District Council that the Council Tax Band is **C**. The current annual charge is **£1300.07**.



COMMITMENT

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