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Northallerton  
Estate  
Agency 

## 12 SPRING TERRACE CASTLE HILLS, NORTHALLERTON DL7 8UP



**A Beautifully Presented Superior 4-Bedroomed Three Storey End of Terrace Family House with Quality Fitted Kitchen, Bathroom & En Suite in Convenient, Close to Town Location**

- Well Laid Out & Spacious Accommodation
- Quality Fitted Kitchen, Breakfast Room
- Master Bed with En Suite & Shower Room
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Detached Garage & Garden

**Offers in the Region of: £187,500**

# 12 Spring Terrace, Castle Hills, Northallerton DL7 8UP

## SITUATION

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

**Castle Hills** is a quiet and conveniently situated residential area, within convenient walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Close to attractive countryside and within the catchment area for a number of renowned schools within the town which boast 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 and are located within 8 miles travelling distance of the property, offering access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. 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 Durham Tees Valley (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 schools with a number of renowned Schools within the area. 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.

## DESCRIPTION

The property comprises a brick built with slate roof substantial end of terrace property which has been substantially improved and enlarged by the present owner to provide well laid out and spacious immaculately presented 4 bedroomed accommodation.

The property has UPVC sealed unit double glazing and gas fired central heating and it is rendered to the upper storey to the front.

In at the front where there is a low level brick retaining wall leading onto a chippings and flagged path to the front door. The front garden is low maintenance laid to chippings with mature shrubs around and central water feature.

## ACCOMMODATION

In through hardwood front door with upper glazed panel and glazed light into:

**Entrance Hall**  
**4.57m x 1.01m (15' x 3'4")**

With a laid wood laminate floor. Coved ceiling. Ceiling light point. Double radiator. Stairs to first floor. Door through to:

**Dining Room**  
**4.44m x 3.73m (14'7" x 12'3")**

With a continuation of the wood laminate floor. Coved ceiling. Centre ceiling rose and light point. Former chimney breast with recess alcoves providing for office area with telephone and power points. Further recess with built in shelved display and storage cupboards. Door to useful understairs store cupboard with useful shelved storage.

Archway from Dining Room leads into:

**Sitting Room**  
**4.03m x 4.29m (13'3" x 14'1") max into deep bay**

Coved ceiling with centre ceiling rose and light point. Feature fireplace comprising painted carved surround and mantle shelf with tiled hearth and backplate. Hearth mounted Baxi Bermuda RG3 gas fire. TV and Sky points. Double radiator. French door with glazed lights to side lead into:

**L Shaped Breakfast Kitchen**  
**5.18m x 4.32m (17' x 14'2") overall**

With a natural stone flagged floor. Quality fitted beech kitchen comprising excellent range of base and wall cupboards with granite work surfaces with inset 1 ½ bowl stainless steel sink unit with mixer tap over. Work surface grooved drainer to side. Inset Schott Ceran Diplomat 4 point electric hob with Stoves brushed steel and glass oven beneath. Brushed steel extractor over with inset extractor and light. Built in Diplomat Dishwasher with unit matched door to front. Central unit matched granite topped island with built in wine rack. Useful space for larder fridge. Space and plumbing for washing machine and space for dryer with unit matched doors to front. Plinth for microwave. Inset roof lights to rear provide for a nice degree of natural light. Inset ceiling light spots. Double radiator. Fitted L shaped bench seat .

**Stairs to First Floor** have painted balustrade leading up to:

#### **Landing**

**5.69m x 1.03m (18'8" x 3'5") max**

With useful understairs shelved store cupboard. Stairs to second floor. Coved ceiling with centre ceiling rose and light point.

#### **Master Bedroom Suite**

Comprises:

##### **Bedroom**

**3.78m x 3.52m (12'5" x 11'7")**

Fitted picture rail. Centre ceiling light point. TV point. Double radiator. Built in bedroom furniture comprises double and triple wardrobes with shelved storage over. Matching shelved base cupboards. Polished pine door into:

##### **Bedroom No. 4**

**2.51m x 2.08m (8'3" x 6'10")**

Ceiling light point. Radiator. Natural tiled floor. Picture window to side. Open to eaves and useful upper storage areas. This room could offer scope for an additional bedroom subject to purchaser's requirements. Polished pine door into:

##### **En Suite Shower Room**

**2.05m x 0.78m (6'9" x 2'7")**

With attractive natural terracotta tiling throughout with fully tiled shower cubicle having a Mira Sport electric shower and folding doors to front. Inset mirror. Wall mounted glass basin and shelf above. Concealed cistern WC. Inset ceiling light spots. Extractor fan.

##### **Bedroom No. 2**

**3.37m x 2.44m (11'1" x 8') plus entrance recess.**

Fitted picture rail. Radiator. Ceiling light point. Fitted bedroom furniture comprising two double wardrobes with useful storage plus central dressing table with mirror.

##### **Bedroom No. 3**

**2.59m x 3.05m (8'6" x 10") max**

With ceiling light point. Double radiator. Fitted double wardrobe.

#### **Family Bath / Shower Room**

**3.96m x 1.85m (13' x 6'1")**

With velux roof light providing a nice degree of natural light. Wood laminate floor. Suite comprising panelled bath tiled to two ends with full length mirror. Inset ceiling light spots. Matching pedestal wash basin and WC. Fitted towel rail / radiator. Half panelled walls to two sides. Fitted shelved storage with inset lighting and shaver socket point. Separate fully tiled shower cubicle with inset spot over. Wall mounted Triton T80si electric shower.

**Stairs to Second Floor** with painted balustrade and spindles leading up to:

#### **Good Sized Attic Room**

**3.76m x 4.44m (12'4" x 14'7") max under eaves**

Potential for additional bedroom subject to the necessary Building Regulations. Velux roof light. Ceiling light point. Double radiator. Useful under eaves store cupboards to both sides. Additional shelved overstairs storage area. TV point.

#### **OUTSIDE**

At the side is a driveway leading to:

##### **Detached Garage**

**7.11m x 2.76m (23'4" x 9'1")**

With twin wooden doors to front, pedestrian door to side. Concrete sectioned. Corrugated roof. Concrete floor.

Across from the property is a fully enclosed garden which has area of lawn, shrubberies, space and base for additional shed. It has post and panel fencing around and retains a nice degree of privacy and provides an attractive backdrop to the property and a nice seating area.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

By appointment through the agents, Northallerton Estate Agency – tel. no. 01609 771959.

##### **SERVICES**

Mains water, electricity, gas and drainage.

##### **TENURE**

Freehold with Vacant Possession upon completion.

##### **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 Band **B**. The current annual charge is **£1186.39**.

**NOTE: Driveway opens out onto access to the rear for the neighbouring properties.**



**COMMITMENT**

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- 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.