

S.4305

Northallerton  
Estate  
Agency 

**1 SLADEBURN DRIVE  
NORTHALLERTON, DL6 1BJ**



**A Very Convenient & Well Positioned Detached 3-Bedroomed Bungalow  
Situated on a Premier Plot with Lawned Gardens to Three Sides**

- Convenient & Sought After Location
- Easy Walking Distance of Local Amenities
- Gas Fired Central Heating
- Scope for Updating & Modernisation
- Detached Garage & Driveway
- Spacious Light & Airy Accommodation

**OFFERS IN THE REGION OF £235,000**

# 1 SLADEBURN DRIVE, NORTHALLERTON, DL6 1BJ

## SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
Bedale	7 miles	Yarm	15 miles
York	30 miles	Teesside	17 miles

(all distances are approximate)

**1 Sladeburn Drive** is situated on the favoured south side of Northallerton within very easy walking distance of the Town Centre in this much sought after and highly desirable North Yorkshire Market Town, the County Town of North Yorkshire.

The property stands on a good sized plot with lawned gardens to three sides in a very desirable location and is within walking distance of the town centre and all local amenities.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with good and varied shopping and twice weekly markets.

The town is well located for commuting, being within 7 miles travelling distance of the A.1 and A.19 Trunk Roads, with excellent links to the main arterial roadways of the UK. There is an East Coast Mainline Train Station at Northallerton, on the line which links London to Edinburgh, and providing a journey time to London of 2 ½ hours approximately. Additionally, via the Transpennine route that also calls at Northallerton, there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

## 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 National Park and close to local rivers and ponds.

Additionally the property is within an hours-travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

**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 and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Walking and 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 clay pantile roof, three bedroomed detached bungalow residence situated on a good sized corner plot with attractive lawned gardens to three sides and with scope for updating, modernisation, and extension subject to purchaser's requirements. The external walls are part wood clad – to the side and upper front elevation – and there are UPVC sealed unit soffits and gutters and gas fired central heating. To the front the property has an attractive semi-circular area of lawn with low level ornamental wall providing the boundary. There are a pair of stone pillars with central wrought iron gate giving access onto the concrete walkway which leads via steps to front door and also proceeds around to the side and rear of the property. The lawned garden area proceeds to the side and rear and there is a flagged pathway through and deep shrub borders/hedge boundaries. The rear driveway is accessed between stone pillars with wrought iron gates giving access onto concrete hardstanding for a vehicle and access to the detached concrete section garage with up and over door to front and useful storage area at the rear.

Internally the property has scope for updating and modernisation together with potential to extend subject to Purchasers requirements and the necessary planning permissions. The property as it presently stands would lend itself to a number of residential layouts.

The offering of 1 Sladeburn Drive presents a rare opportunity to acquire a well positioned 3-bedroomed detached bungalow on a nice sized regular plot in a highly sought after and very convenient location of Northallerton.

Early inspection is recommended to fully appreciate the property, its potential and position.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with clear glass light to side into:

**Entrance Hall**  
**8' 10" x 3' 6" (2.69m x 1.06m)**

Wall mounted boiler cupboard housing a Halstead gas fired boiler, ceiling light point, telephone point, built in meter cupboard, door through to:

**Living Room**  
**19' 10" x 12' 3" (6.04m x 3.74m) max**

Coved ceiling, two ceiling light points, feature fireplace comprising natural stone surround and cut marbled hearth with half mounted gas fire, light oak mantle shelf, two ceiling light points, double radiator, television and telephone points. Door to:

### Inner Hallway 6' 0" x 7' 1" (1.83m x 2.16m)

Ceiling light point, attic access, built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over.

### Breakfast Kitchen 10' 11" x 10' 8" (3.33m x 3.25m)

With a range of beech laminate fronted base and wall cupboards, matching work surfaces with inset single drainer, single bowl, stainless steel sink units. Tiled splashbacks, space and point for electric cooker, space and plumbing for auto wash, space for additional appliance, ceiling light point, radiator, built in larder with shelved storage and providing good space for fridge freezer. Belling extractor hood over cooker with inset extractor and light. Half glazed door to rear giving access to:

### Sun Lounge 20' 4" x 5' 1" (6.20m x 1.55m)

Tiled floor, pedestrian door, glazed front upper wall looking onto the rear garden, corrugated ceiling.

### Bedroom 1 13' 3" x 9' 11" (4.04m x 3.02m)

Ceiling light point, over bed light pull, radiator, built in triple wardrobes with cloaks hanging rail and cupboard storage above.

### Bedroom 2 8' 10" x 8' 11" (2.69m x 2.72m)

With ceiling light point and radiator. Views onto side garden.

### Bedroom 3 7' 7" x 8' 10" (2.31m x 2.69m)

With over bed light pull, ceiling light point and radiator. This room is presently used as a Dining Room and therefore the property offers flexibility of layouts depending on the purchaser's requirements

### Bathroom 5' 4" x 5' 11" (1.62m x 1.80m)

Panelled cast bath, fully tiled around and wall mounted Mira Sport electric shower, matching pedestal wash basin and WC, ceiling light point, radiator, wall mounted electric heater.

### OUTSIDE

### Garage 9' 0" x 15' 0" (2.74m x 4.57m)

UPVC soffits and gutters. Up and over door to front.

### Gardens

To the front the property has an attractive semi-circular area of lawn with low level ornamental wall providing the boundary. There are a pair of stone pillars with central wrought iron gate giving access onto the concrete walkway which leads via steps to

front door and also proceeds around to the side and rear of the property. The lawned garden area proceeds to the side and rear and there is a flagged pathway through and deep shrub borders/hedge boundaries. The rear driveway is accessed between stone pillars with wrought iron gates giving access onto concrete hardstanding for a vehicle and access to the detached concrete section garage.

### GENERAL REMARKS AND STIPULATIONS

#### VIEWING

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

#### SERVICES

Mains water, electricity, gas 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 Band D (£1,525.35 p.a.)

**Energy Performance Certificate**

1, Sladeburn Drive, NORTHALLERTON, DL6 1BJ

Dwelling type: Detached bungalow  
Date of assessment: 06 May 2014  
Date of certificate: 06 May 2014

Reference number: 8994-7925-2460-1276-3902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,370  
Over 3 years you could save: £ 735

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,767 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 471 over 3 years	£ 231 over 3 years	
Totals	£ 2,370	£ 1,635	You could save £ 735 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 225	✓
2 Draught proofing	£80 - £120	£ 51	✓
3 Hot water cylinder thermostat	£200 - £400	£ 150	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





**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.