

S.4323

Northallerton
Estate
Agency 

3 CLEVELAND DRIVE
NORTHALLERTON, NORTH YORKSHIRE DL7 8RU



An Immaculately Presented, Substantial, Well Laid Out & Spacious very Conveniently Positioned 2-Bedroomed Detached Bungalow Residence Situated on Large Private Plot

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Low Maintenance Chippings Garden to Front
- Large Lawned Gardens to Rear
- Superb Double Glazed Conservatory
- Attached Car Port

REDUCED TO: £225,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

3 Cleveland Drive, Northallerton DL7 8RU

SITUATION

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

Cleveland Drive is a quiet and very conveniently situated, much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities, attractive countryside and is within the catchment area of a number of good local Primary Schools and within walking distance of the local college.

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 hour's 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

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, 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 including newly constructed Catholic School adjacent the Broomfield School site. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation.

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 a number of gyms within the town.

DESCRIPTION

3 Cleveland Drive comprises an immaculately presented, well laid out and spacious superior 2-bedroomed detached bungalow situated on the largest substantial plot on this highly sought after residential location.

The property is brick built with clay tile roof and has under the present ownership been maintained to a very high standard together with the addition of a superb quality conservatory running front to rear and enjoying superb views onto the extensive rear garden.

Externally to the front the property has a low maintenance garden with adjacent chippings hardstanding and running down to an attached car port. To the rear the gardens open up to an extensive area of lawn with attractive shrub borders, post and plank boundaries to three sides and walled to the other. Within the rear garden is a stone patio which runs to the rear of the property and open out to the side and upon to decking area with shed. The rear garden is a nice backdrop to the property and are verbally informed that this is the largest plot on Cleveland Drive. The size of the plot does additionally offer superb scope for extension to rear subject to Purchasers requirements and the necessary planning permissions.

Internally the property enjoys the benefit of well laid out, immaculately presented, spacious 2-bedroomed accommodation which has UPVC sealed unit double glazing and gas fired central heating. It is accessed through entrance hall into dining hall with sitting room off and good sized quality fitted L shaped kitchen with an excellent range of units and access to the aforementioned conservatory with french doors out to the garden. There are two good sized double bedrooms and nicely fitted shower room.

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

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Entrance Hall

1.54m x 2.51m (5'1" x 8'3")

Panelled ceiling. Ceiling light point. Telephone point. Radiator.
Archway into:

Dining Hall

4.34m x 3.55m (14'3" x 11'8") narrowing to 2.54m (8'4")

With coved corniced ceiling. Inset ceiling light spots. Double radiator. Attic access. Door to:

Sitting Room

4.69m x 3.20m (15'5" x 10'6") plus entrance recess

Feature cut granite hearth, backplate with carved surround and mantle shelf and inset living flame gas fire. Centre ceiling light point. Two wall light points. TV point. Double radiator.

L Shaped Kitchen

3.93m x 3.32m (12'11" x 10'11") max overall

With a fitted range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl coated sink unit with mixer tap over. Unit inset double oven and grill topped with four ring gas Whirlpool hob with extractor over. Unit matched glass fronted shelved display cabinets. Tiled splashbacks. Space and plumbing for washing machine, space for fridge and freezer. Coved ceiling and inset ceiling light spots. Rear upper glazed door to outside. Internal store cupboard. Former airing cupboard now housing a main combi Eco central heating and hot water boiler with shelving.

Conservatory

2.44m x 9.67m (8' x 31'9")

With tiled floor. Thermalactic ceiling with two fan lights. Opening roof lights. UPVC double glazed french door out to garden. Upper glazed pedestrian door to front with glazed windows to side. Four wall light points.

Bedroom No.

3.27m x 3.50m (10'9" x 11'6")

Coved ceiling. Ceiling light point. Radiator. Fitted wardrobes with bedside tables. Dressing table with three drawer chest to side. Views to rear.

Bedroom No.

3.52m x 2.89m (11'7" x 9'6")

Coved ceiling. Ceiling light point. Radiator.

Shower Room

1.83m x 2.20m (6' x 7'3")

Fully tiled with a corner shower cubicle with Mira Excel mains shower. Matching pedestal wash basin and WC. Mirror fronted bathroom cabinet. Ceiling light point. Radiator.

OUTSIDE

In onto a chippings driveway which proceeds down past the property to:

Purpose Built Car Port

4.95m x 2.91m (16'3" x 9'7")

Hardstanding for three vehicles.

The front garden is low maintenance, it has brick edging with a central chippings area with deep shrub borders around. The front is hedged, the side is post and panel. Wall with internal gated access which leads into the rear garden which is of a particularly good size, it is an area of lawn with attractive shrub borders around, post and plank boundaries to three sides with part walled to one side. There is a stone effect patio which runs to the rear of the property and opens out to the side and then up to a decking area with a shed. The rear garden is a particular feature of the property and offers tremendous scope for extension.

Shed

3.17m x 2.00m (10'5" x 6'7")

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 – tel. no. 01609 779977.

COUNCIL TAX BAND

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



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 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.

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