

S.4338

Northallerton
Estate
Agency 

78 CROSBY ROAD
NORTHALLERTON DL6 1AG



A Conveniently Located, Attractively Situated 3-Bedroomed Traditional Mid Terraced Family House in Quiet Residential Location Close to Town & Within Walking Distance of Open Countryside

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Nice Sized Gardens to Front & Rear
- In Need of Updating & Modernisation
- Sought After Convenient Residential Location
- Close to Local Amenities

Price: Offers in the Region of: £155,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

78 Crosby Road, Northallerton DL6 1AG

SITUATION

A.1	6 miles	Thirsk	9 miles
A.19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Bedale	7 miles	Yarm	13 miles

(All distances are approximate)

78 Crosby Road is very conveniently and attractively situated in this much sought after and highly desirable residential area within walking distance of the Town Centre and all local amenities. The property is convenient for Thirsk, Bedale, A.1, A.19, Leeds, Teesside and the main centres of commerce.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and is situated in an excellent rural location offering tremendous walking, riding, cycling and leisure activities in the locality.

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 Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

The property is within easy reach of the Coast of Scarborough, Whitby and Redcar where further leisure activities can be found.

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. There are a number of renowned Primary Schools within the Town. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, 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

The property comprises a mid-terraced, traditional 3-bedroomed family house which is brick built with slate roof and is rendered to the front upper elevation.

The property enjoys the benefit externally of low maintenance, good sized front garden with pedestrian access off the adjacent pathway whilst to the rear the property enjoys a nice mix of seating areas with a brick built barbecue and raised stone edged shrubberies around the main rear garden which is principally flagged. There is space and base for shed and flagged base lean to adjacent. There is rear pedestrian access from the private rear lane. There is scope both to the front and rear to provide off road parking subject to Purchasers requirements and any necessary planning permissions.

Internally the property has UPVC sealed unit double glazing and gas central heating. It has well laid out and spacious accommodation which has tremendous scope for updating and modernisation but a particular feature of the property is the large open plan living kitchen which enjoys attractive views out onto the rear garden.

The property is offered chain free and available for early completion. Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Entrance Hall

3.01m x 1.72m (9'11" x 5'8")

With ceiling light point. Double radiator. Telephone point and shelf. Understairs store cupboard. Door to:

Sitting Room

5.30m x 3.47m (17'5" x 11'5") max into bay

Coved ceiling. Ceiling light point. TV & Sky points. Two double radiators. Feature fireplace with painted tile surround, mantle shelf and hearth with an inset open grate.

Large Kitchen / Diner

3.66m x 6.62m (12' x 21'9") max

Nicely delineated into dining / sitting area and kitchen area with kitchen having an extensive range of base and wall cupboards, work surfaces with inset single drain, single bowl stainless steel sink unit. Space and point for gas cooker. Space and plumbing for washer. Additional plumbing for further appliance. Space for fridge freezer. Two ceiling light points. Wall mounted Main gas fired condensing boiler. Dining area with radiator. Light point. Half glazed double glazed leading to rear garden.

Downstairs Bathroom
1.72m x 1.77m (5'8" x 5'10")

White suite comprising panelled bath, fully tiled around with Triton T70 XR shower with drench head. Matching pedestal wash basin and WC. Ceiling light point. Radiator. Window to front.

Stairs to First Floor with balustrade leading up to:

First Floor Landing
1.67m x 1.88m (5'6" x 6'2")

Ceiling light point. Picture window onto rear.

Bedroom No. 1
4.84m x 2.76m (15'11" x 9'1") plus built in storage cupboard

Built in airing cupboard housing slim line cylinder with shelved storage above. Overbed light pull. Light point. Double radiator. Telephone point. Tilt and turn double glazed safety window to rear.

Bedroom No. 2
3.45m x 2.44m (11'4" x 8')

Ceiling light point. Radiator. Built in shelved store cupboard.

Bedroom No. 3
2.25m x 2.49m (7'5" x 8'2")

Ceiling light point. Radiator.

OUTSIDE

Gardens

The property is approached through stone pillars with ornamental wall to side through wrought iron gate with pathway to front door. There is a shrubbery to the left, flagged seating and patio area to the right with shrub borders. There is scope to provide parking to front and/or rear.

To the rear is a concrete seating area with brick built barbecue and raised stone edged shrubbery. Raised shrubbery around the main rear garden which is principally flagged with shrub borders. Space and base for shed with flagged base lean to adjacent. Rear pedestrian access from the rear lane.

There is scope both to the front and rear to provide off road parking subject to Purchasers requirements and any necessary planning permissions.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity, Gas and Drainage.

DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **C**. The current annual charge is **£1355.86**.



COMMITMENT

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- 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.

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