

S.4339

Northallerton
Estate
Agency 

8 THORNTREE ROAD NORTHALLERTON DL6 1QF



A Particularly Well Laid Out, Spacious & Attractively Presented, Very Conveniently Positioned 2-Bedroomed Traditional Detached Bungalow Residence Situated on a Good Sized Plot

- Attractively Presented Throughout
- Well Laid Out & Spacious Accommodation
- Attractive Gardens to Front & Rear
- Within Walking Distance of Town Centre
- Excellent Residential Location
- UPVC Double Glazing & Gas Central Heating

PRICE: £245,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

8 Thorntree Road, Northallerton DL6 1QF

SITUATION

Bedale	7 miles	A1	7 miles
Darlington	15 miles	A19	8 miles
Thirsk	7 miles	York	30 miles
Teesside	17 miles		

The property is situated on **Thorntree Road** which is a very conveniently situated minor road just off Turker Lane and representing one of the most sought after residential areas of Northallerton.

The property is well presented and attractively situated on a good sized plot which is close to open countryside. The property is within walking distance of Northallerton Town Centre, Friarage Hospital, Local Secondary School and excellent range of amenities and on a regular local bus route.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A1 and A19 trunk roads. Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time, and additionally via the Transpennine line that calls at this station, there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport.

There is an international airport at Durham Tees Valley. Additional market town shopping is available at Thirsk, Darlington and Richmond, and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

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

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Schools – the area is well served by good state and independent schools. There are a number of locally renowned primary schools and the property is within their catchment areas. 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.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

The property comprises stone built with clay tile roof, UPVC sealed unit double glazing and gas fired central heating. Integral garage. The property is 2-bedroomed but does have scope for internal reorganisation and extension.

From the front are stone walls with inset shrubberies. Access onto a block paved driveway and hardstanding for two vehicles and giving access to the garage with remote controlled motorised door. To the front is a lawn with attractive shrub borders. There is a gated access to the rear garden. On the other side is a further gated access to the rear.

ACCOMMODATION

In up stone step to covered entrance with panelled ceiling. Ceiling light point. UPVC sealed unit double glazed door into:

Large Entrance Hall

3.86m x 2.76m (12'8" x 9'1")

Coved ceiling. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with cupboard storage over. Built in store cupboard. Telephone point. Access to:

L Shaped Living Room / Dining Room

Sitting Area

5.81m x 4.11m (19'1" x 13'6")

Two double glazed bow fronted windows. Feature stone built fire surround topped with stone mantle shelves and display TV plinths. To the left is an oak plinth between sitting and dining area. Two ceiling light points. Two wall light points. TV point. Telephone point. Two Double radiator.

Dining Area

3.37m x 4.06m (11'1" x 13'4")

Coved ceiling. Light point. Wall light point. Double radiator. Double glazed sliding patio doors giving access to rear gardens and patio. Etched glass door into:

Kitchen / Diner

3.91m x 3.91m (12'10" x 12'10")

Extensive range of oak fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Unit inset four ring Creda Solar Glow electric hob. Fitted Creda Europa Solar Plus double oven and grill. Plumbed in washing machine. Built in fridge and separate freezer. Space for dryer/ dishwasher. Tiled splashbacks. Extractor. Vinyl floor. Double glazed stable door to rear.

Off Entrance Hall is:

Bedroom No. 2

3.60m x 4.08m (11'10" x 13'5")

Coved ceiling. Light point. Radiator. TV and Telephone point.

Inner Hallway

2.28m x 0.81m (7'6" x 2'8") plus recess to WC

Attic access. Ceiling light point. Double radiator.

Bedroom No. 1

3.91m x 3.78m (12'10" x 12'5") plus wall length fitted bedroom furniture

Comprising 3 double robes, single robe and separate cupboard. Telephone point. Light point. Telephone point. Double radiator. Views onto rear gardens.

Bathroom / Shower Room

2.38m x 2.94m (7'10" x 9'8" max)

Fully tiled walls. Fully tiled shower cubicle with curved sliding doors to front and Mira 88 mains shower. Matching panelled bath, pedestal wash basin and WC. Light point. Double radiator. Mirror fronted bathroom cabinet.

Separate WC

1.95m x 0.88m (6'5" x 2'11")

WC. Wash basin. Half tiled walls. Light point.

Gardens

From the front are stone walls with inset shrubberies. Access onto a block paved driveway and hardstanding for two vehicles and giving access to the garage. To the front is a lawn with attractive shrub borders. There is a gated access to the rear garden. On the other side is a further gated access to the rear.

There is a laid flag patio with steps down to rear lawned garden. Adjacent to the patio is a seating area which runs the width of the bungalow with a good sized well stocked rose and shrub bed. The main rear garden is laid to lawn with deep mature shrub borders, central flagged path. There is hedge to two sides, post and plank to the third. Space and base for shed. Outside tap.

Garage

2.74m x 5.15m (9' x 16'11")

Up and over remote controlled motorised security door. Concrete floor. Light point. Power Point. Shelving. Tap. Glow worm hideaway gas fired central heating boiler.

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 **E**. The current annual charge is **£1864.31**.



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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