

MEADOW CROFT
DARLINGTON ROAD, NORTHALLERTON DL6 2PA



AN ATTRACTIVE AND CONVENIENTLY POSITIONED TRADITIONAL COUNTRY COTTAGE RESIDENCE WITH SCOPE TO EXTEND

- Well Laid Out & Spacious 2-Bed Cottage
- Immaculately Appointed Throughout
- Double Glazed & LPG Central Heating
- Integral Single Garage
- Gardens to Front & Rear, Parking to Side
- Convenient for Northallerton & Darlington

PRICE: Offers in the Region of £175,000

MEADOWCROFT, DARLINGTON ROAD, NORTHALLERTON

SITUATION

Northallerton	3 miles A.19	7 miles
A.1	8 miles Great Smeaton	4 miles
Darlington	16 miles	

(all distances are approximate)

The property stands in a convenient location just North of the popular and thriving market town of Northallerton, pleasantly situated on the Eastern side of the A.167

Northallerton/Darlington Road at the junction with the minor road to Brompton.

The property is within reasonable commuting distance of Northallerton, Darlington, Teesside, the A.1 and A.19 Trunk Roads.

For a more comprehensive range of facilities, the local market town of Northallerton, the county town of North Yorkshire offers a full and comprehensive range of educational, recreational and medical facilities together with a good shopping centre and twice weekly markets.

The towns of Darlington, Richmond and Middlesbrough are all within convenient commuting distance and offer a further range of additional services, amenities and shopping.

The property lies within 10 miles of the A.1 and A.19 Trunk roads, providing excellent access to National and International centres of commerce and the main arterial road networks of the UK. There are main line Train Stations at Northallerton and Darlington on the East Coast Main Line, linking London to Edinburgh and bringing London within 2 ½ hours commuting distance. Additionally via the Transpennine line which calls at both of these stations there is direct access to York, Leeds, Liverpool, Manchester and Manchester Airport.

International Airports can be found at Teesside, Leeds/Bradford, Newcastle and Manchester.

AMENITIES

Education - This area of North Yorkshire is well served with state and private education. Secondary and Comprehensive Schools at Northallerton, Darlington, Richmond and Bedale. There is a good range of private schools in the area including Darlington, Ripon, Ampleforth, Yarm, Newton le Willows and Baldersby.

Recreation & Leisure - The property lies in an area which is particularly well served for recreational activities with a large number of Race Courses and Golf Courses in the area.

The North Yorkshire Moors National Park and the Yorkshire Dales National Park are both within convenient commuting distance as is the Coast (Whitby, Redcar & Scarborough are all approximately 1 hours travelling time).

DESCRIPTION

The property comprises a very attractively presented and spacious semi-detached brick built with rendering 2-bedroomed traditional cottage property which is presented in a very well appointed condition throughout. It retains a host of original features combined with superb modern fittings to create a property of rare quality. The updating and refurbishment of the property has been undertaken with a particular eye for detail and the need to achieve an ambient atmosphere and of particular note the rear double glazed conservatory / dining area enjoys good views out to the rear over open countryside.

Enter the property through gates from the front onto hardstanding for a number of vehicles and parking suitable for caravan, motor home etc. The front garden is attractive cottage garden and stocked with mature shrub, whilst to the rear is an attractive courtyard with block set patio, low level wall and panoramic views out to the rear over surrounding countryside and across to the Hambleton Hills.

Early Inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central leaded and opaque glazed light into:

Entrance Hall

With stairs to first floor. Ceiling light point. Useful understairs storage/potential office area with telephone and power points. Internal leaded glass window looking into the living room.

Living Room

5.87m x 4.03m (19'3" x 13'3")

Attractive exposed beamed ceiling. Feature fireplace with attractive Hunter multi fuel stove situated on a stone hearth and stone surround and mantle shelf. Radiator. Ceiling light point. Solid oak floor. TV and Sky points. Beamed archway to additional seating area with double radiator with wall mounted display shelf. Feature double glazed leaded window to rear with views over open countryside. Step up to:

Kitchen / Diner

5.49m x 2.74m (18'x 9')

Double-glazed and leaded glass window. Range of fitted pine fronted base and wall cupboards. Unit matched leaded glass shelved display cabinet with light. Worksurfaces with built in breakfast bar. Inset single drainer 1 ½ bowl sink unit with mixer tap. Built in Zanussi fridge, freezer. Space and plumbing for dishwasher. Space and plumbing for washer. Baumatic double oven topped with Zanussi 4 ring ceramic hob. Wine rack. Extractor fan over hob set into cooker hood. Tiled splashbacks. Ceiling light point. Painted panelled ceiling. Double Radiator. Attractive upper glazed and painted French doors through to Sitting Room.

Stable Door access into:

Conservatory

2.13m x 2.89m (7' x 9'6") approx

With oak laminate flooring. Radiator. Power points. Pedestrian door leading out to hardstanding and sliding door leading out to rear patio.

Stairs to First Floor with polished balustrade and painted spindles leading up to:

First Floor Landing

With attic access. Ceiling light point.

Bedroom No. 1

4.965m x 3.94m (16'3" x 12'11")

Excellent range of bedroom furniture comprising 2 x double wardrobes with central shelved storage cupboard. Shelved storage over. Useful additional storage cupboard with shelving. 2 Double radiators. Two ceiling light points.

Bedroom No. 2

3.71m x 1.83m (12'2" x 6')

Useful built in wardrobe with cloaks hanging and cupboard storage over. Ceiling light point. Radiator. Built in shelved recess. Built in airing cupboard with lagged cylinder and immersion heater.

Bathroom

Fully tiled walls with contrasting tiled dado rail. Quality Suite comprising pine panelled bath with mixer tap and Heritage shower attachment over. Unit inset Heritage wash basin with cupboard storage beneath. WC with concealed cistern. Wall mounted heated towel rail and ceiling light point. Extractor fan.

OUTSIDE

Garage

2.56m x 5.74m (8'5" x 18'10")

Ceiling light point. Power points. Tap. Attached single garage with up and over door. Wall mounted Potterton Profile central heating boiler.

Gardens

Enter the property through gates from the front onto hardstanding for a number of vehicles and parking suitable for caravan, motor home etc. The front garden is attractive cottage garden and stocked with mature shrub which presents a particularly attractive cottage garden, whilst to the rear is an attractive courtyard with block set patio, low level wall and panoramic views out to the rear over surrounding countryside and across to Black Hambleton.

Courtyard

Block set patio and newly erected close boarded fencing to rear offering superb views out over the surrounding countryside.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity and Drainage.

LOCAL AUTHORITY

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 D.



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.
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N252 Printed by Ravensworth 01670 71330