

1 RAILWAY VIEW
AINDERBY STEEPLE, NORTHALLERTON DL7 9QD



**A Nicely Presented & Architecturally Attractive 2-Bedroomed
Cottage in Quiet Village Location**

- Newly Fitted UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Natural Laid Stone Flagged Patio to Front
- Detached Garage, Storage & Workshop
- Parking Spaces for Two Vehicles
- Quiet Sought After Village Location

Offers in the Region of: £179,950

1 Railway View, Ainderby Steeple, Northallerton DL7 9QD

SITUATION

Northallerton	3 miles	Bedale	6 miles
A.1	4 miles	Darlington	22 miles
Teesside	25 miles	York	26 miles

1 Railway View is very attractively situated in the quiet and sought after North Yorkshire Village of Ainderby Steeple midway between the market towns of Bedale and Northallerton. The property occupies a pleasant position away from the main road through the village and enjoys a good outlook to the rear over adjacent open countryside.

The village of Ainderby Steeple is situated to the west of the thriving and popular market town of Northallerton and within walking distance of the adjacent village of Morton on Swale. The property is within easy reach of Northallerton, Bedale, A.1, Thirsk, Teesside, Darlington and York.

Within the adjacent village of Ainderby Steeple there is a Church, whilst the neighbouring village of Morton on Swale enjoys local amenities extending to village shop, post office, renowned local primary school, public house/restaurant and renowned Butcher.

The property is situated within convenient commuting distance of Northallerton and Bedale Town Centres. Within Northallerton is a main line train station, County Hall and all local amenities are available. Northallerton is the County Town of North Yorkshire where a full and comprehensive range of educational, recreational and medical facilities are to be found.

AMENITIES

Shooting and 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. The renowned local Primary School at Morton on Swale together with further Schools in Bedale and Northallerton. 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 between Northallerton and Bedale and around the village of Morton on Swale.

Leisure Centres - Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local football and Rugby Clubs and a number of gyms at Northallerton and Bedale.

The property is within an hour of the North Yorkshire Moors and North Yorkshire Dales and within an hour of the Coast.

DESCRIPTION

The property comprises a brick built with pantile roof 2-bedroomed end

of terrace traditional cottage property nicely set back from the main road through Ainderby Steeple with views out to the rear over the adjacent minor rail line and across to open countryside. To the front the property enjoys an enclosed patio of natural stone flag with post and plank and exposed brick wall surround. Adjacent to the front patio area is a recently constructed quality garage / workshop which has light and power and security doors to front.

To the rear, the property opens out onto the adjacent right of way to the neighbouring cottages and has direct access onto the minor road that leads down to the minor rail line and across to open countryside.

Inside the property enjoys recently installed UPVC sealed unit double glazing and has gas fired central heating. Internally the property is nicely laid out and spacious and very attractively presented with a host of original features including cast range, inset ceiling hooks to the dining area together with inset open grate to the sitting room. The ground floor is completed with a useful utility room and understairs boiler cupboard / store room. On the first floor the main bedroom has built in overstairs deep robes whilst the second bedroom has views over the surrounding countryside.

Early inspection is recommended to fully appreciate the property and its position together with its excellent views.

ACCOMMODATION

In from the front from the aforementioned flagged patio into:

Entrance Hall

1.01m x 1.27m (3'4" x 4'2")

With stairs to first floor. Ceiling light point. Door through into:

Sitting Room

3.30m x 4.06 (10'10" x 13'4") max

Central chimney breast with feature fireplace comprising cast surround, mantle shelf, ornate tile reliefs to side, inset open grate and black tiled hearth. Ceiling light point. Radiator. TV and telephone point. Internal door gives access to:

Dining Room

4.03m x 2.71m (13'3" x 8'11")

Enjoying the benefit of original inset ceiling hooks, ceiling light point, double radiator. Feature original cast range with basket grate with oven to side and quarry tiled hearth. Cast mantle shelf. Door to understairs storage or pantry 5'5" x 2'9".

with shelved storage. Ceiling light point and power.

Inner Corridor with steps down to rear entrance and steps up to:

Galley Kitchen

3.07m x 1.44m (10'1" x 4'9")

With a range of stained, polished and varnished base and wall cupboards, work surfaces with inset single drainer, single bowl coated sink unit. Space and point for electric cooker. Tiled splashbacks. Beamed ceiling. Ceiling mounted spotlights.

Steps down to:

Rear Entrance

4.11m x 1.18m (13'6" x 3'11")

With harlequin quarry tiled floor. Two ceiling light points. Centre beam. Window to side. Door to:

Understairs Boiler Cupboard & Store Room
1.24m x 1.93m (4'1" x 6'4")

With wall mounted Baxi Solo gas fired central heating boiler with useful shelved storage around. Ceiling light point.

Step down to:

Sub Floor Utility Room
3.07m x 1.42m (10'1" x 4'8")

Ceiling light point. Space and plumbing for washer. Space for additional appliances.

FIRST FLOOR

With Stairs from the front entrance hall. Balustrade leading up to:

L Shaped First Floor Landing
1.83m x 2.69m (6' x 8'10" overall)

Overstairs attic access.

Main Bedroom
4.01m x 3.27m (13'2" x 10'9" max)

Double radiator. Ceiling light point. Built in overstairs deep robe.

Bedroom No. 2
3.07m x 2.69m (10'1" x 8'10")

With attic access. Ceiling light point. Radiator. Views out over surrounding countryside.

Bathroom
1.44m x 4.03m (4'9" x 13'3")

With white suite comprising pine panelled bath with wall mounted Essentials electric shower. Mixer tap with shower attachment. Low level WC. Unit inset wash basin with cupboard storage beneath. Shaver socket. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Fully tiled around bath area. Tiled to rear of wash basin.

OUTSIDE

Store Room
1.24m x 2.28m (4'1" x 7'6")

Situated to the rear it is brick built with wooden door to front and concrete floor.

To the front of the property is

Outhouse
1.24m x 2.08m (4'1" x 6'10")

With natural laid stone floor. Useful shelving.

PARKING

The property comes with the benefit of two parking spaces within a short walking distance of the property together with:

Detached Garage & Workshop

Brick built with pantile roof. Roller shutter door to front. This takes access off the minor road down to the cottages and adjacent open countryside and has previously utilised as workshop and motorcycle

storage.

Garage
3.15m x 4.72m (10'4" x 15'6")

With natural laid stone flagged floor. Beamed ceiling with twin ceiling light points. Extensive shelving. Built in work bench. Power. There is also off street parking available.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

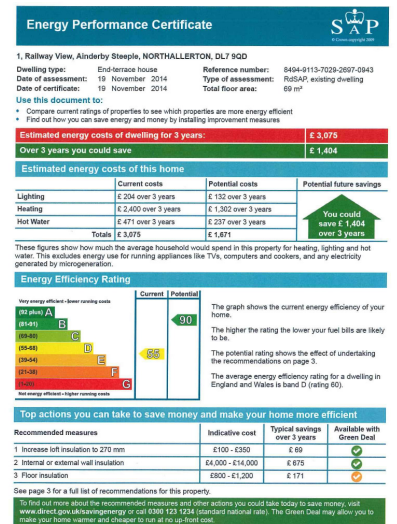
Mains water, electricity, gas and drainage.

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 B. The current annual charge is **£1143.51**.





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