

**4 BROOMFIELD AVENUE
NORTHALLERTON, DL7 8RE**



A Deceptively Spacious, Well Laid Out & Substantial 3-Bedroomed Semi Detached Traditional Family House in Sought After Residential Location

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out & Spacious Accommodation
- Hardstanding for Three Vehicles
- Car Port & Detached Garage
- Scope for Extension to Side & Rear

PRICE: OFFERS IN THE REGION OF £210,000

4 BROOMFIELD AVENUE, NORTHALLERTON DL7 8RE

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	16 miles
A.19	8 miles	Richmond	14 miles
Yarm	13 miles		

(All distances are approximate)

Broomfield Avenue is situated just off Racecourse Lane and represents a quiet and very conveniently situated, much sought after and 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, 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 with a number of renowned Schools within the area. The property is within walking distance of local Primary Schools at Broomfield and the adjacent recently constructed Catholic School on the same site are both enjoying an enviable reputation, together with a number of additional Primary Schools within the Northallerton catchment. 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

4 Broomfield Avenue comprises a substantial three bedroomed brick built with tiled roof semi-detached family house situated on a large plot in highly sought after area of Northallerton within very easy and convenient walking distance of County Hall, the railway station, town centre, and renowned primary schools.

Externally the property is accessed to the front onto block paved driveway which leads down to a detached garage and car port and offers hardstanding for three vehicles. The front garden is laid to lawn with hedged boundaries to one side, shrubbery to the front behind a low level brick wall. Block paving from the driveway proceeds along the front of the property with a chippings seating area adjacent to the front wall. At the rear there is a gated access onto a natural stone flagged patio that runs across the rear of the property and opens out onto substantial rear gardens presently laid to lawn with shrub borders and a chippings seating area to the far end. At present all the boundaries are post and plank and it is considered there is tremendous scope for extension to side and rear subject to Purchasers requirements and the necessary planning permissions. Within the rear garden there are inset stone steps up the garden at the rear allowing access to seating area and there is a space and base for shed.

Internally the property enjoys well laid out and spacious accommodation which has UPVC sealed unit double glazing and gas fired central heating. Internally the property has tremendous scope for alteration particularly on the ground floor to create a substantial dining kitchen and it cannot be stressed too strongly how much scope there is to the rear for a superb extension to both of the current reception rooms.

The property is completed by two good sized double bedrooms on the first floor together with a substantial single and quality fitted bathroom.

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

ACCOMMODATION

In through UPVC sealed unit doubled glazed front door with upper etched glass panel into:

ENTRANCE HALL
6' 9" x 9' 9" (2.05m x 2.96m)

Solid oak floor, ceiling light point, stairs to first floor, built in deep recessed under stairs store cupboard with cloaks hanging rail and telephone point. Double radiator.

SITTING ROOM
14' 10" x 12' 2" (4.51m x 3.71m)

Mini coved ceiling, centre ceiling light point and double radiator. Television and Sky points, wall mounted Baxi Bermuda VP3 gas fire and central heating back boiler. Built in oak fronted alcove store cupboard with display shelf above, UPVC sealed unit double glazed French doors out to rear patio and gardens.

LIVING/DINING ROOM
11' 6" x 11' 6" (3.50m x 3.50m)

Feature tiled fireplace, mantle shelf and hearth with inset open grate. The room has double radiator, ceiling light point, mini coved ceiling, views out onto rear garden.

BREAKFAST KITCHEN
10' 0" x 12' 4" (3.05m x 3.76m)

Fitted kitchen comprising good range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer sink unit with easy turn mixer tap over. Unit matched leaded front glass shelved display cupboard, central work surface doubling as breakfast bar with wine rack under, space and point for range cooker with brushed steel backplate and brushed steel extractor (double sized) over with inset light. Tiled splashbacks, built in fridge with unit matched door to front, built in Bowmatic dishwasher with unit matched door to front, double radiator, inset ceiling light spots, coved ceiling. Tiled floor. Multi pane glass door to rear gives access to:

REAR UTILITY
9' 4" x 5' 10" (2.84m x 1.77m)

Fitted base unit, range of base and wall cupboards, work surfaces inset, single drainer single bowl sink unit with chrome mixer tap over, space and plumbing for auto wash, space and vent for dryer, space for additional fridge, tiled splashback to wash basin, tiled floor, wall mounted radiator, inset ceiling light spots and attic access. Opaque upper panelled UPVC double glazed rear door.

Two steps up to:

GROUND FLOOR WC

High level cistern WC, wall mounted electric heater, ceiling light point, useful wall mounted cloaks hanging hooks.

STAIRS TO FIRST FLOOR

Stairs proceed past picture window providing good degree of natural light to the Hallway up to the First Floor Landing.

LANDING
6' 5" x 7' 10" (1.96m x 2.38m)

Mini coved ceiling and ceiling light point, attic access.

BEDROOM 1
12' 9" x 11' 7" (3.89m x 3.53m)

Plus wall length sliding mirror door fronted wardrobes with a mixture of cloaks hanging rails, shelved storage and upper shelved storage. The room has mini coved ceiling, ceiling light point with over bed light pull, double radiator, telephone point, Sky point.

BEDROOM 2
11' 6" x 9' 3" (3.50m x 2.82m)

With original cut stone surround fire with inset grate. Chimney breast alcove fitted wardrobe with mirror fronted doors. Ceiling light point and radiator. Good views out onto rear garden.

BEDROOM 3
8' 4" x 8' 10" (2.54m x 2.69m)

Ceiling light point, radiator, fitted over stairs store cupboard.

BATHROOM
9' 10" x 6' 4" (2.99m x 1.93m)

Fully tiled walls, coved ceiling with inset ceiling light spots, wall mounted heated towel rail/radiator, wall mounted shaving mirror and light, suite comprising light oak panelled Jacuzzi bath with mixer tap and shower attachment over, separate fully tiled shower cubicle with Kludi multi nozzle shower unit with ceiling mounted extractor and light over, matching pedestal wash basin and WC, additional wall mounted extractor adjacent to bath.

OUTSIDE

GARAGE
20' 0" x 9' 0" (6.10m x 2.74m)

Concrete section garage with up and over door to front, pedestrian door to side and it has light and power.

CARPORT

Clear corrugated roof and two ceiling light points.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

SERVICES

Mains water, electricity, gas and drainage.

DISTRICT COUNCIL

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 (currently £1,300.07 p.a.).

TENURE

Freehold with Vacant Possession upon completion.



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