

**72 ST JAMES DRIVE
NORTHALLERTON DL7 8YW**



An Attractively Positioned 2-Bedroomed Bungalow in this Much Sought After Location, Within Walking Distance of the Town Centre & All Local Amenities Whilst Being Close to Open Countryside

- Sealed Unit Double Glazing
- Gas Centrally Heated
- Detached Garage
- Attractively Presented Throughout
- Attractive Front & Rear Gardens
- Close to Town Centre & Good Local Amenities

PRICE: Offers in the Region of : £155,000

72 St James Drive, Northallerton DL7 8YW

SITUATION

A1	6 miles	Thirsk	9 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles

(All Distances are Approximate)

St James Drive is attractively situated in one of the most sought after and highly desirable residential areas just outside the centre of Northallerton and the property occupies a nice sized plot with gardens to front and rear And is close to attractive open countryside.

The property is ideally placed for access to all services and amenities being 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 6 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 Durham Tees Valley (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

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, Sedgfield, 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 local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation 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.

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 well positioned 2-bedroomed semi-detached bungalow constructed of brick under a clay pantile roof with wooden sealed unit double glazing and gas fired central heating.

The property is approached from the front onto a driveway offering hardstanding for a number of vehicles leading down to the rear where there is a detached garage. To the side of this is the front garden which is laid to lawn with shrub borders and corner shrubbery and there is a flagged pathway to the side of the driveway which leads to the front door. To the rear the property has a lawned garden with a flagged patio adjacent to the property, attractively maintained shrub borders and deep shrub border to the rear. The rear garden enjoys post and panel fencing affording a nice degree of privacy.

Internally the property enjoys well laid out, attractively presented 2-bedroomed accommodation which has been well maintained by the present owner.

The property benefits from an integrated de-humidifier system with vents in the rear hallway and bathroom.

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

ACCOMMODATION

In up step and through hardwood front door with etched glass lights to side into:

Entrance Hall
2.23m x 1.42m (7'4" x 4'8")

Ceiling light, Radiator. Telephone point.

Kitchen

3.37m x 2.38m (11'1" x 7'10")

With a good range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Space and point for electric cooker. Gas pipe to rear of cooker offering potential for gas cooker. Space and plumbing for washer. Space for fridge freezer. Space for additional appliance. Myson kick space under unit heater. Tiled splashbacks. Wall mounted Vaillant Ecotech Pro 24 combination gas fired central heating boiler. Wooden sealed unit double glazed pedestrian door to side.

From the Hallway door to:

Sitting Room

3.62m x 4.95m (11'11" x 16'3") plus deep bay window

Overlooking front garden. Two ceiling light points. TV point. Telephone point. Door to the rear into:

Inner Hallway

1.06m x 2.03m (3'6" x 6'8")

Ceiling light point. Attic access. Former airing cupboard now utilised as store and linen cupboard with shelving. Light.

Bedroom No. 1

2.74m x 3.78m (9' x 12'5") plus deep recessed wardrobes with roller mirror doors.

Ceiling light point. Radiator. Overlooking rear garden.

Bedroom No. 2

3.12m x 2.51m (10'3" x 8'3")

Ceiling light point. Radiator. Overlooking rear garden.

Bathroom

1.98m x 2.00m (6'6" x 6'7")

With suite comprising panelled bath with mixer tap and shower attachment over. Fitted shower rail. Concealed cistern WC. Unit inset wash basin with cupboard storage beneath and to side. Tiled splashbacks. Wall mounted mirror fronted bathroom cabinet with additional useful shelved store cupboard to side. Radiator. Ceiling light point. Extractor.

OUTSIDE

Garage

2.74m x 5.03m (9' x 16'6")

Brick built with pantile roof. Electrically operated shutter doors to front. Concrete floor. Light and power. UPVC sealed unit double glazed window to side.

Gardens

The property is approached from the front onto a driveway offering hardstanding for a number of vehicles leading down to the rear where there is a detached garage. To the side of this is the front garden which is laid to lawn with shrub borders and corner

shrubbery and there is a flagged pathway to the side of the driveway.

The rear garden is lawned has a flagged patio adjacent to the property. There are attractively maintained shrub borders and a deep shrub border. Post and panel around the rear garden giving it a nice degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING:

By arrangement through Northallerton Estate Agency – Tel. No. 01609 – 771959.

SERVICES:

Mains water, electricity, drainage, gas.

TENURE:

Freehold with Vacant Possession on completion.

LOCAL COUNCIL:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

COUNCIL TAX:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current charge is **£1324.92**.



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.
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- 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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