

S.4405

**Northallerton**  
**Estate**  
**Agency** 

**59 MEADOW LANE**  
**NORTHALLERTON DL6 1QX**



**An Immaculately Presented, Very Well Maintained, Spacious, 4-Bedroomed Family House  
with Stunning Gardens to the Rear Offering a Superb Backdrop to the Property  
In Convenient, Much Sought After Location**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Presented & Attractive Accommodation
- Substantial Double Glazed Conservatory
- Quality Fitted Kitchen & Bathroom
- Generously Proportioned Rear Garden

**Price: Offers In the Region of: £158,000**

# 59 Meadow Lane, Northallerton DL6 1QX

## SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles		

(All distances are approximate)

**59 Meadow Lane** is conveniently situated off Valley Road with easy access to Northallerton Town Centre and Stokesley Road in a convenient residential location close to the centre of the popular and much sought after market town being the county town of North Yorkshire.

The property is well situated on a good sized plot enjoying a traditional link attached position which is within convenient walking distance of the Town Centre, the Allertonshire School, Stone Cross being the Headquarters of Hambleton District Council and the well-equipped local Leisure Centre with leisure pool.

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 A.1 and A.19 plus the main line train station at Northallerton and local International Airport at Teesside (20 mins).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce and amenities 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 National Park and close to local rivers and ponds.

Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

**Communications** – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

**Schools** – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offer further opportunities of varied and interesting leisure activities.

## DESCRIPTION

The property comprises a particularly spacious 4-bedroomed link attached brick built family house with clay tiled roof. Externally the property has gardens to front and rear with the front garden being enclosed and private enjoying hedged boundaries and laid to chippings with a laid flagged patio area and a central neat shrubbery. To the rear the property enjoys a substantial immaculately presented garden which comprises a nice mix of shrubberies, patios and seating areas together with decking, numerous well stocked shrub and rose beds, fencing to all sides and a central pergola. An additional rear garden area provides a superb evening seating area with laid flagged patio, space and base for greenhouse, space for shed and it must be said that the garden area a particularly attractive backdrop to the property.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious, immaculately presented accommodation which is generous and extends to four bedrooms, is immaculately presented throughout with quality fitted kitchen and bathroom together with substantial double glazed conservatory to rear.

The offering of 59 Meadow Lane presents an all too rare opportunity to acquire a four bedroomed family house in a good residential location which is well presented and has a particularly attractive rear garden which is above average size.

Early inspection recommended.

## ACCOMMODATION

In under covered entrance with wall lights through UPVC sealed unit double glazed front door.

### Entrance Hall 1.88m x 2.15m (6'2" x 7'1")

With laid wood laminate floor. Stairs to first floor. Ceiling light point. Double radiator. Door to understairs store cupboard. Internal light oak panelled door into:

### Sitting Room 3.10m x 5.23m (10'2" x 17'2")

With a continuation of the natural laminate flooring. Coved ceiling. Centre ceiling rose and light point. Double radiator. TV, telephone and Sky points. Wall length window overlooking front garden. Archway through to:

### Dining Room 3.60m x 3.20m (11'10" x 10'6")

A continuation of the laminate flooring. Centre ceiling light point. Double radiator. Telephone and broadband connection. Hatch through from Kitchen. Sliding double glazed patio doors out to:

### Conservatory 3.10m x 2.86m (10'2" x 9'5")

Glazed to three sides with upper etched glass windows. Full height clear glazed french doors out to rear garden and patio.

#### **Kitchen**

**3.25m x 3.47m (10'8" x 11'5")**

With a good range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl curved sink unit with quality mixer tap over. Work surface inset Teka four ring halogen hob with brushed steel splashback and extractor over. Unit inset brushed steel and glass oven and grill. Space and plumbing for washer. Unit matched boiler cabinet with British Gas RD628 combination gas fired central heating boiler. Space and point for fridge freezer. Centre ceiling light point. UPVC sealed unit double glazed door out to:

#### **Rear Passageway**

**3.91m x 0.98m (12'10" x 3'3")**

With ceiling light point and giving access to :

#### **Boot & Freezer Room**

**1.77m x 1.22m (5'10" x 4')**

Concrete floor. Space and power for appliances. Door to:

#### **Utility Room**

**0.78m x 1.24m (2'7" x 4'1")**

Useful storage space.

#### **Downstairs WC**

**1.08m x 1.24m (3'7" x 4'1")**

With low level WC. Ceiling light point. Wood panelled ceiling.

UPVC sealed unit double glazed doors to either end.

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

#### **First Floor Landing**

**1.64m x 1.72m (5'5" x 5'8")**

With ceiling light point. Attic access. Door to:

#### **Bedroom No. 3**

**2.23m x 3.73m (7'4" x 12'3")**

Ceiling light point. Radiator.

#### **Family Bathroom**

**1.67m x 2.54m (5'6" x 8'4")**

With a white suite comprising painted panelled bath. Three quarter tiling around with a wall mounted Mira Vie electric shower. Fitted shower rail. Matching pedestal wash basin and WC. Two ceiling light points. Double radiator.

#### **Inner Hallway**

**2.30m x 0.91m (7'7" x 3')**

With twin doors giving access to:

#### **Linen & Storage Cupboard**

**2.03m x 1.03m (6'8" x 3'5") overall**

With space for shelved storage. Additional storage areas subject to purchasers requirements and also offering scope for a separate shower cubicle area.

#### **Bedroom No. 4**

**2.08m x 2.66m (6'10" x 8'9")**

Radiator. Ceiling light point.

#### **Bedroom No. 2**

**2.76m x 4.49m (9'1" x 14'9") max into recess**

Wood laminate floor. Ceiling light point. Radiator.

#### **Master Bedroom**

**3.07m x 3.66m (10'1" x 12')**

Ceiling light point. Radiator. Useful recess for wardrobing.

#### **Gardens**

The front garden is enclosed and is private enjoying hedged boundaries and laid to chippings with a laid flagged patio area and a central neat shrubbery.

The rear gardens are above average sized for the area and have been exceptionally well maintained by the owners. They are a nice mix of shrubberies, patio and seating areas extending to decking to the immediate rear of the property, natural and stone flagged walkways through with chippings areas. Numerous well stocked shrub and rose beds. Fencing to all sides. Central pergola. Ornamental wall giving access to the rear garden area which is predominantly chippings with a laid flagged patio and seating area. Space and base for Greenhouse. Space and base for shed. The gardens form a particularly attractive backdrop to the property.

#### **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 **B**. The current charge is **£1,207.29 p.a.**



#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.

N252 Printed by Ravensworth 01670 71330