

**14 ORMESBY CRESCENT
NORTHALLERTON DL7 8RP**



A Well Laid Out and Spacious, Immaculately Presented Three Bedroomed Traditional Semi-Detached Family House in Excellent Residential Location

- Immaculately Presented Internally
- Scope for Extension if required
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Lawned Gardens to Front and Rear
- Detached Garage & Hardstanding

PRICE: OFFERS IN THE REGION OF £185,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

14 Ormesby Crescent, Northallerton DL7 8RP

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Richmond	14 miles	Bedale	8 miles
Yarm	13 miles		

Ormesby Crescent is a quiet and very conveniently situated much sought after and highly desirable residential area within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities, attractive countryside and is within easy walking distance of Broomfield School and Sacred Heart School on Broomfield Avenue. The property is also 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. 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

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 with a number of renowned Schools within the area.

The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation and are within walking distance. 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

14 Ormesby Crescent comprises a well laid out and spacious, immaculately presented, brick built with clay tile roof 3-bedroomed traditional semi-detached family house situated on a nice sized plot in this much sought after and highly desirable residential area of Northallerton. The property is upper storey rendered and is also rendered to the bay window. Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. The accommodation is presented to a very high standard. There is scope for extension subject to purchaser's requirements and the necessary planning permissions.

The property enjoys flagged and chippings driveway offering hardstanding for two vehicles and giving access onto concrete hardstanding to the front of the garage suitable for another vehicle and then access to the garage. The front of the property has post and plank fencing to two sides together with a lawned garden area with shrub borders. To the rear the property enjoys a nice area of patio opening out onto the main rear garden which is lawned with a central pathway. There are deep shrubberies adjacent to the garage and a useful decking/seating area to the rear of the garage.

The offering of 14 Ormesby Crescent represents an opportunity for a discerning purchaser to acquire a traditional three bedroomed family house with scope for extension in a good residential area within walking distance of good local schools and amenities. Early inspection is recommended.

ACCOMMODATION

In under covered entrance with a light to side. UPVC sealed unit double glazed front door with light to side into:

Entrance Hall
1.95m x 3.98m (6'5" x 13'1")

Coved ceiling. Centre ceiling light point. Stairs to first floor. Radiator. Telephone point.

Lounge / Dining Room**7.57m x 3.57m (24'10" x 11'9") overall**

Feature cut marble fireplace comprising hearth surround and mantle shelf with inset electric fire. Double radiator. Ceiling light points. 2 wall light points. TV point.

Dining Area

Double radiator. Ceiling light point. Picture window overlooking rear garden.

Kitchen**2.99m x 2.79m (9'10" x 9'2")**

Attractive range of white base and wall cupboards with brushed steel door furniture. Tiled splashbacks. Inset single drainer, single bowl stainless steel sink unit with mixer tap. Unit inset four ring electric hob. Unit inset Diplomat double oven and grill. Space and plumbing for washer. Space for fridge and freezer. Built in slimline Diplomat dishwasher. Unit matched extractor hood over hob. Upper opaque glazed pedestrian door out to driveway. Double radiator. Ceiling light point. Door to boiler cupboard housing a Valient Ecotech Pro 28 combination gas fired central heating boiler.

Stairs to First Floor with painted balustrade leading up past half landing with window to:

First Floor Landing**2.64m x 1.11m (8'8" x 3'8")**

Coved ceiling. Ceiling light point. Attic access. Coved ceiling.

Bedroom No. 3**2.49m x 1.98m (8'2" x 6'6")**

With fitted range of bedroom furniture comprising Schreiber wardrobes, chest of drawers and overbed storage. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 2**3.07m x 3.57m (10'1" x 11'9")**

With fitted range of Schreiber bedroom furniture comprising double wardrobes. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 1**3.83m x 3.57m (12'7" x 11'9")**

Radiator. Ceiling light point. Coved ceiling. Built in shelved cupboards with storage over. Useful chimney breast alcove recess. Ceiling light point. Radiator. Coved ceiling.

Bathroom**1.95m x 1.64m (6'5" x 5'5")**

With a white suite comprising panelled bath. Mira sport thermostatic mains shower. Unit inset wash basin. Concealed cistern WC. Half tiled walls to rear. Radiator. Ceiling light point.

OUTSIDE**Gardens**

An area of patio opening out onto main rear garden which is lawned with a central path. Deep shrubbery adjacent to garage. Useful decking seating area to rear of garage.

Garage**5.51m x 2.69m (18'1" x 8'10")**

Detached brick built with pantile roof. Concrete floor. Eaves storage. Up and over roller door to front. Pedestrian door to side. Window. Light and power. Built in workbench with space beneath for appliances. Dryer vent.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents – Northallerton Estate Agency – Tel: 01609 – 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is Band C. The current annual charge is **£1324.92**.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.



COMMITMENT

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