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

**26 NORMANBY ROAD**  
**NORTHALLERTON, NORTH YORKSHIRE DL7 8RW**



**An Attractively Presented, Extended Four Bedroomed Semi Detached Family House  
in Good Residential Location within Easy Reach of Local Schools, County Hall,  
Railway Station & Comprehensive Local Amenities**

**Gas Fired Central Heating**  
**UPVC Sealed Unit Double Glazing**  
**Four Bedrooms, Master with En Suite**

**Integral Garage**  
**Sought After Residential Location**  
**Attractive Rear Gardens – Hardstanding to Front**

**Offers in the Region of: £240,000**

# 26 Normanby Road, Northallerton, North Yorkshire DL7 8RW

## SITUATION

A.1	7 miles	Bedale	7 miles
York	30 miles	Ripon	16 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Richmond	14 miles	Catterick	14 miles

**Normanby Road** is a quiet and very conveniently situated desirable residential area of the favoured south side of Northallerton. The property is conveniently situated within walking distance of Northallerton Town centre, the Railway Station, County Hall, excellent local amenities, attractive open countryside and the local primary schools at Broomfield and Sacred Heart.

The easily accessible town centre of Northallerton enjoys a comprehensive range of local amenities, services, additional primary schools and secondary school together with shopping and twice weekly markets. 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, Sedgefield, Beverley and Doncaster.

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

**Schools** – Northallerton enjoys a number of Primary schools within the town and the adjacent villages and the property is within walking distance of Broomfield and Sacred Heart Primary school. Local comprehensive schools are to be found at Northallerton, Thirsk and Bedale whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

**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 there are a number of gyms within the town.

## DESCRIPTION

**26 Normanby Road** comprises an extended brick built with clay pantile roof four bedroomed, well laid out and spacious semi-detached family house situated in this sought after and highly desirable residential area

To the front the property enjoys block paved hardstanding for three vehicles with a decorative corner rockery, whilst to the rear the property enjoys Indian stone flagged patio area opening out onto raised decking and a nice area of lawn with shrub borders. There is post and plan fencing to three sides and is backed by shrubbery and hedging. There is space and base for shed and a raised rockery with established shrubs and trees.

Internally the property enjoys the benefit of UPVC sealed unit double glazed and gas fired centrally heated. It has well-presented and spacious four bedroomed family accommodation with quality fitted kitchen enjoying separate utility room and downstairs cloakroom together with quality double glazed conservatory and separate sitting and dining rooms. On the first floor there are three double and one single bedrooms with the Master enjoying en suite facilities and dressing area and a family bathroom completes the first floor accommodation.

The offering of **26 Normanby Road** represents an all too rare opportunity to acquire a four bedroomed family house in a good and convenient residential location within walking distance of all local amenities and schooling and early inspection is particularly recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched and leaded glass panel into:

### Entrance Hall

**3.01m x 1.54m (9'11" x 5'1")**

Inset matwell. Useful built in shelved storage cupboard. Wood laminate flooring. Stairs to first floor. Radiator. Light point. Telephone point.

Door to:

### **Sitting Room**

**4.06m x 4.27m (13'4" x 14')**

With coved ceiling, centre light point and double radiator. Chimney breast with painted surround and mantle shelf. Tiled hearth and backplate. Currently housing an electric fire. Dado rail. TV point. Sky points. Multi paned french doors through to:

### **Dining Room**

**2.86m x 2.54m (9'5" x 8'4")**

With a laid wood laminate. Coved ceiling and light point. Radiator. French doors through to Conservatory. Archway through to Kitchen.

### **Conservatory**

**3.01m x 3.01m (9'11" x 9'11")**

Wood laminate floor. Ceiling light and fan. TV and telephone points. Glazed to two sides with french doors out to rear patio and gardens.

### **Kitchen**

**2.64m x 2.54m (8'8" x 8'4")**

With a modern range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, 1 ½ bowl stainless steel sink unit with mixer tap. Space and point for electric cooker. Built in unit matched front dishwasher. Wall mounted Veissman Vitadens 100W condensing central heating boiler. Light point. Brushed steel splashback to rear of cooker. Unit matched glass shelved display cabinet. Door through to:

### **Utility Room**

**3.98m x 2.00m (13'1" x 6'7") max**

With fitted base unit having space and plumbing for washer, space for dryer with light oak fronted eye level cupboards. Space for larder fridge. Space for wine racks. Rear UPVC sealed unit double glazed upper etched glass panelled door with clear panelled light to side giving access out to the rear garden. Concertina doors to:

### **Downstairs WC**

Duoflush WC. Wash basin with mixer tap. Extractor. Light.

From the Utility is door to:

### **Garage**

**3.95m x 2.10m (16'3" x 6'11")**

Light and power. Up and over door to front.

From the Hallway:

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

### **First Floor Landing**

**2.46m x 2.03m (8'1" x 6'8") plus recess**

Light point. Attic access. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

### **Master Bedroom**

**6.04m x 2.05m (19'10" x 6'9")**

Nicely delineated into bedroom and dressing area.

Inset ceiling light spots. Double radiator. Dressing area with excellent range of wardrobing with storage and drawers. Matching dressing table with central drawers. Mirror.

### **En Suite Shower Room**

**1.32m x 2.03m (4'4" x 6'8")**

Fully tiled walls and floor. Corner shower cubicle with power 201 shower. Curved doors. Duoflush WC. Unit inset wash basin with cupboard storage beneath. Inset mirror. Opaque glazed window to two sides. Inset ceiling light spots. Extractor.

### **Bedroom No. 4**

**2.05m x 2.44m (6'9" x 8')**

Radiator. Overstairs storage. Ceiling light point. Telephone point.

### **Bedroom No. 2**

**3.68m x 3.10m (12'1" x 10'2")**

With ceiling light point. Double radiator.

### **Bedroom No. 3**

**3.07m x 3.01m (10'1" x 9'11") into wall length fitted wardrobes**

Single radiator. TV point. Views to rear. Radiator.

### **Family Bathroom**

**1.67m x 2.03m (5'6" x 6'8")**

Wood laminate floor. Fully tiled walls with inset picture tiles. White suite comprising panelled bath with mixer tap and shower attachment. Wash basin. Duoflush WC. Light point. Radiator.

### **OUTSIDE**

To the rear is an Indian stone flagged patio area. There is raised decking and an area of lawn with shrub borders. Post and plank fencing to three sides backed by shrubbery and hedging. Space and base for shed. Raised rockery with established shrubs and trees.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING:**

By appointment through Northallerton Estate Agency – Tel; (01609) 771959.

#### **TENURE:**

Freehold with Vacant Possession upon Completion.

**SERVICES:**

Mains Water, Electricity, Gas & Drainage.

**LOCAL AUTHORITY:**

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

**COUNCIL TAX BAND:**

We are verbally informed by Hambleton District Council that the Council Tax Band is **C**. Please check with Hambleton District Council for the current annual charge.









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- 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.
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