

S.4672

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

## **102 TRINITY GARDENS NORTHALLERTON DL6 1GA**



**A Modern 3-Bedroomed Family House in Quiet Yet Convenient Location  
Enjoying Gardens to Front & Rear**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Master Bedroom with En Suite
- Fitted Kitchen, Bathroom & En Suite
- Good Sized Gardens to Rear
- Integral Garage & Off Road Parking

**Offers in the Region £185,000**

# 102 Trinity Gardens, Northallerton DL6 1GA

## SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A19	7 miles	Bedale	9 miles
Teesside	16 miles	A1	8 miles
York	30 miles	Ripon	16 miles
Richmond	14 miles	Yarm	14 miles
Catterick	11 miles		

**Trinity Gardens** is a very attractive, modern development which is pleasantly situated within walking distance of the centre and a good range of amenities and services within the very popular and much sought after market town of Northallerton, the county town of North Yorkshire. The property enjoys a quiet and pleasant position nicely set back from any minor roads in a cul-de-sac location. The property lies within convenient and easy commuting distance of Bedale, A1, and A19 trunk roads, Teesside, York and Darlington.

The area is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

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 offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Schools** – the area is well served by good state and independent schools. There are a number of primary schools within the Northallerton catchment area together with a primary schools 1 the nearby villages. Comprehensive schools are at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** – the property is attractively positioned 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** – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

**102 Trinity Gardens** comprises a modern brick built with clay tile roof 3-bedroomed semi-detached substantial family house with integral garage.

Externally to the front of the property has a tarmac driveway giving access to the garage and offering hardstanding for vehicle. The front garden is laid to lawn with a flagged walkway to the front door and then continues around the property and there is a gated access into the rear garden. At the rear there is small flagged patio adjacent to the patio doors with outside tap opening out onto the main lawned garden area with post and plank fencing. There is an additional flagged patio together with space and base for shed and there are two raised beds.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It enjoys on the ground nicely delineated sitting and dining areas together with fitted kitchen and downstairs WC. Integral access to the garage which has been utilised with an area to the rear providing utility service. On the first floor the property enjoys three good sized bedrooms with the master bedroom enjoying fitted wardrobes which are situated in small recess and gives access to the en suite shower room. The first floor is completed with a quality fitted bathroom.

The offering of **102 Trinity Gardens** presents an opportunity to purchase a good sized 3-bedroomed semi-detached family house in a very quiet location with good sized gardens in a sought after residential location within walking distance of the town centre and good local amenities.

Early inspection recommended.

## ACCOMMODATION

In through composite double glazed front door with upper opaque glazed double glazed panels into:

### Entrance Hall

**1.27m x 1.03m (4'2" x 3'5")**

Radiator. Stairs to first floor. Door to:

### Sitting Room

**4.54m x 2.91m (14'11" x 9'7")**

With quality beech laminate flooring. Centre ceiling light point. Wall mounted flame effect fire. TV, satellite and telephone points. Double radiator. Archway through to:

### Dining Room

**2.56m x 2.23m (8'5" x 7'4")**

Continuation of the quality laminate flooring. Centre ceiling light point. Radiator. UPVC sealed unit double glazed french doors out to rear garden.

Off the Sitting Room is:

### Inner Recess

**1.03m x 1.03m (3'5" x 3'5")**

Continuation of the laminate flooring. Door to understairs store cupboard. Door to:

**Kitchen****3.27m x 2.44m (10'9" x 8') max**

With a beech fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Unit inset four ring brushed steel gas hob with AEG brushed steel and glass oven and grill beneath. Space and point for fridge. Brushed steel extractor over hob. Tiled splashback. Double radiator. Centre ceiling light spot track. Rear composite door with upper sealed unit double glazed opaque glazed light leading to outside. Tile effect flooring. Door to Garage. Door to:

**Downstairs WC****1.67m x 0.89m (5'6" x 2'11")**

With ceiling light point. Low level duoflush WC. Wash basin with tiled splashback. Tile effect flooring.

From the Hallway:

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

**First Floor Landing****1.90m x 1.88m (6'3" x 6'2")**

With centre ceiling light point. Attic access. Radiator. Door to boiler cupboard housing a Potterton Power Mac HE condensing boiler.

**Master Bedroom****3.32m x 2.91m (10'11" x 9'7")**

With laid beech laminate flooring. Centre ceiling light point. Double radiator. TV and telephone point. Archway to:

**Corridor****0.96m x 0.78m (3'2" x 2'7")**

With fully fitted mirror fronted double wardrobes to either side. Inset ceiling light spot. Giving access to:

**En Suite Shower Room****2.61m x 1.45m (8'7" x 4'9")**

Continuation of the wood laminate flooring. Suite comprising fully tiled shower cubicle with Triton mains shower. Inset ceiling light spot and a roman fitted screen and folding doors. Matching low level duoflush WC. Pedestal wash basin and tiled splashback. Mirror fronted bathroom cabinet. Wall mounted towel rail. Double radiator. Ceiling light point. Vectaire extractor fan.

**Bedroom No. 2****2.59m x 2.81m (8'6" x 9'3")**

Centre ceiling light point. Double radiator.

**Bedroom No. 3****1.95m x 2.81m (6'5" x 9'3")**

Ceiling light point. Built in double wardrobe.

**Family Bathroom****1.88m x 1.67m (6'2" x 5'6")**

With white suite comprising panelled bath, half tiled around. Matching pedestal wash basin and duoflush WC with half tiled walls to rear. Wall mounted Vectaire extractor. Radiator. Centre ceiling light point. Tile effect floor.

**Gardens**

To the front of the property is a tarmac driveway giving access to the garage and offering hardstanding for vehicle. The front garden is laid to lawn with a flagged walkway to the front door and then continues around the property and there is a gated access into the rear garden. At the rear there is small flagged patio adjacent to the patio doors. Outside tap. The garden opens onto a lawned area which is of a good size with post and plank fencing. There is a flagged patio with space and base for shed and there are two raised beds.

**Integral Garage****4.98m x 2.44m (16'4" x 8')**

With up and over door to front. Pedestrian door to rear. Light and power. Part used as a utility room with space and plumbing for washing machine. Space for dryer plus space for further appliance. Shelving.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

Strictly by appointment with Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE**

Freehold with Vacant Possession upon Completion.

**SERVICES**

Mains Water, Electricity, Drainage and Gas.

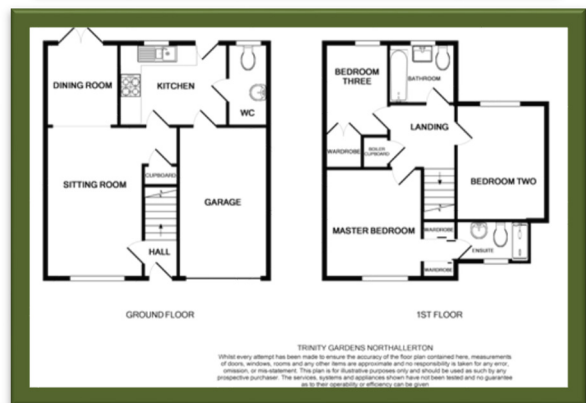
**LOCAL AUTHORITY**

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

**COUNCIL TAX**

We are informed by that Council Tax Band is **C**. The current annual charge is **£1547.33**.





**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.