

S.4699

Northallerton
Estate
Agency 

29 BRAMBLEFIELDS NORTHALLERTON DL6 1ST



An Immaculately Presented, Nicely Proportioned 3-Bedroomed Modern Semi Detached Family House in Quiet yet Very Convenient Residential Location Close to Open Countryside And Within Walking Distance of Town Centre & Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractively Presented Throughout
- Quality Double Glazed Conservatory to Rear
- Attractive Fitted Kitchen & Bathroom
- Scope for Extension Subject to PP's

Offers in the Region of: £160,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

29 Bramblefields, Northallerton DL6 1ST

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles	Richmond	14 miles
Yarm	14 miles	Ripon	16 miles
Catterick	11 miles		

(All distances are approximate)

29 Bramblefields is pleasantly situated on a quiet plot on the edge of the popular and desirable town of Northallerton, the County Town of North Yorkshire. The property is situated close to attractive countryside and is within easy walking distance of excellent local amenities and Northallerton town centre.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A1 and A19 trunk roads, Teesside, York and Darlington. The market town of Northallerton offers a full and comprehensive range of education, medical and recreational facilities. 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 A1 and A19 trunk roads. Both 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 Airport 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.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond together with the local convenient store.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service within Northallerton and to Darlington.

Schools – The area is well served by good state and independent schools. Local Primary Schools of Allerton / Bullamoor are within walking distance and the property sits within the catchment area for a number of renowned Primary Schools. Local comprehensive schools can be found at Northallerton,

Thirsk, Bedale and Stokesley, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

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

29 Bramblefields comprises a modern brick built with pantile roof 3-bedroomed semi-detached family house situated in a quiet and accessible residential location within walking distance of local amenities and the town centre and close to open countryside, enjoying a very light and airy position.

Externally the property enjoys a south facing front lawned garden with flagged pathway to the front door and flagged driveway to the side offering hardstanding for two vehicles and access to the rear garden. There are external power points adjacent to the front of the property. To the rear the property enjoys a gated access off the driveway opening out onto flagged patio which runs across the whole of the rear of the property and opens out onto lawned garden area with corner flagged patio and seating area. Space and base for shed. The rear boundaries are post and plank / post and panel with some hedging.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It has well appointed, attractively presented 3-bedroomed family accommodation with quality fitted kitchen and bathroom and has enjoyed additionally a good sized quality constructed double glazed conservatory at the rear which opens out onto the patio and gardens.

The offering of 29 Bramblefields presents an opportunity to acquire a nicely positioned 3-bedroomed family house in a quiet and accessible residential area which is offered chain free and available for early completion.

Early inspection recommended.

ACCOMMODATION

In through composite front door with upper etched and leaded glass panels under covered entrance and into:

Entrance Vestibule**1.27m x 1.16m (4'2" x 3'10")**

With centre ceiling light point. Double radiator. Stairs to first floor. Internal panelled door into:

Sitting Room**4.84m x 3.17m (15'11" x 10'5")**

With centre ceiling light point. Radiator. TV and telephone point. Door to:

Kitchen Diner**4.11m x 2.89m (13'6" x 9'6")**

Delineated into kitchen and dining areas.

Kitchen area having an attractive range of beech fronted base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Space and point for gas and /or electric cooker with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Tiled splashbacks. Centre ceiling light point. Unit matched boiler cupboard housing a Potterton Suprema gas fired central heating boiler.

Dining area has double radiator and centre light point. Door to understairs storage cupboard and full height french doors through to the Conservatory. Wood effect floor covering through this room.

Conservatory**3.25m x 2.44m (10'8" x 8')**

With laid wood laminate floor. Thermalactic ceiling. Glazed to three sides. Fitted blinds. Two wall light points. Full height french doors out to rear patio and gardens.

From the Hallway

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

First Floor Landing**1.88m x 2.64m (6'2" x 8'8")**

With ceiling light point over stairwell. Picture window to side. Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No.1**3.17m x 2.66m (10'5" x 8'9")**

Centre light point and radiator. Built in triple wardrobe.

Bedroom No.2**2.25m x 3.05m (7'5" x 10")**

Ceiling light point. Radiator.

Bedroom No.3**2.08m x 1.77m (6'10" x 5'10")**

Ceiling light point. Radiator.

Bathroom**2.15m x 1.67m (7'1" x 5'6")**

With quality white suite comprising panelled bath having Triton T80z electric shower over bath. Concealed cistern WC with unit inset wash basin with cupboard storage under. Mirror fronted bathroom cabinet. Shaver socket. Flush mounted ceiling light point. Extractor. Towel rail.

Gardens

The property enjoys a south facing lawned garden with flagged pathway to the front door and flagged driveway to the side offering hardstanding for two vehicles and access to the rear garden. There are external power points adjacent to the front of the property. To the rear the property enjoys a gated access off the driveway opening out onto flagged patio which runs across the whole of the rear of the property and opens out onto lawned garden area with corner flagged patio and seating area. Space and base for shed. The rear boundaries are post and plank / post and panel with some hedging.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents – Northallerton Estate Agency – Tel. No. (01609) 771959

TENURE

Freehold with Vacant Possession on completion.

SERVICES

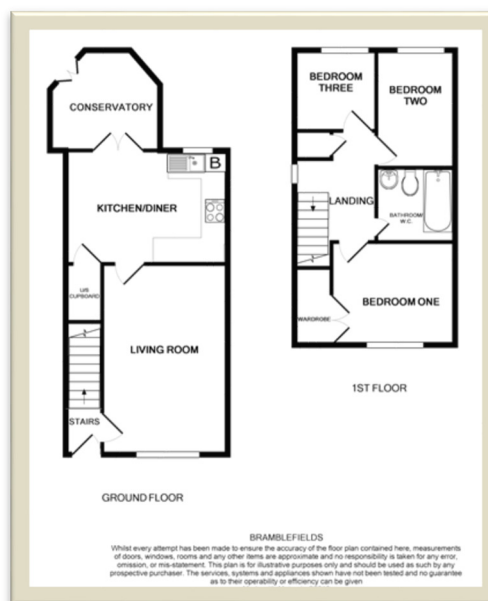
Mains water, electricity, gas and drainage.

COUNCIL TAX BAND

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

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire. Tel. No. (01609) 779977





COMMITMENT

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- 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.

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