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

## **12 CROSBY GARDENS NORTHALLERTON DL6 1AR**



**A Well Laid Out & Attractively Presented 3-Bedroomed Modern Semi Detached House  
Family House in Quiet Yet Very Convenient Residential Location Within Walking Distance of  
the Town Centre and Excellent Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Double Glazed Conservatory to Rear
- Off Road Parking to Front
- Low Maintenance Attractive Garden to Rear

**Offers in the Region of: £174,950**

# 12 Crosby Gardens, Northallerton DL6 1AR

## SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles
Richmond	12 miles	Catterick	10 miles
Yarm	16 miles	Ripon	16 miles

(All Distances are Approximate)

**Crosby Gardens** 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 and a good range of local amenities and yet is within easy walking distance of nearby attractive countryside.

The property is within easy walking distance of the Town centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts an enviable reputation. 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** – the area is well served by good state and independent schools. The property is within walking distance of Mill Hill Primary School and additionally lies within the Northallerton catchment area offering access to further renowned Primary schools in the area. Local comprehensive schools are to be found at Northallerton and Thirsk, Stokesley and Bedale 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

The property comprises a brick built with clay tiled roof 3-bedroomed semi-detached modern family house situated on an attractive and quiet residential development just off Crosby Road within walking distance of the Town Centre, County Hall and excellent local amenities. The property enjoys the benefit of UPVC sealed unit double glazed and gas central heating.

Externally to the front it enjoys tarmac parking for a vehicle with a hedged boundary. Off the tarmac is a flagged pathway to the front door which then continues to the side of the property and then via a gated access down the side gives access to the rear garden. The rear garden is nicely divided into two areas with the lower area being of natural stone flagged patio with low level retaining walls and steps up to an upper chippings garden area with corner water feature both areas of which enjoy well stocked mature shrub borders with a host of attractive shrubs and planting. The rear garden has post and plank fencing offering a high degree of privacy and at present there is a garden shed.

Internally the property is very attractively presented with quality fitted kitchen and bathroom and enjoys a double glazed conservatory to rear.

The offering of this property presents a good opportunity to acquire a modern 3-bedroomed semi-detached family house in a good residential location.

Early inspection recommended.

## ACCOMMODATION

In through double glazed composite door with central etched and coloured glass panels into:

### Entrance Hall

2.81m x 1.98m (9'3" x 6'6")

With a coved ceiling. Centre ceiling light point. Radiator. Stairs to first floor. Wood laminate flooring. Door to:

#### **Downstairs WC**

**1.77m x 0.96m (5'10" x 3'2")**

Wood laminate flooring. Pedestal wash basin with tiled splashback. Duoflush WC. Radiator. Light point.

Door from Hallway gives access to:

#### **Sitting Room**

**4.79m x 4.08m (15'9" x 13'5") narrowing to 3.12m (10'3") to good understairs storage.**

Continuation of the wood laminate floor. Centre feature fireplace comprising painted and moulded surround with a tiled hearth, inset cast effect surround and electric flame effect fire with tiled reliefs. Coved ceiling. Centre light point. Double radiator. TV and telephone points. Door to:

#### **Kitchen / Dining Area**

**4.06m x 2.81m (13'4" x 9'3")**

Nicely delineated into kitchen and dining areas.

Kitchen area having an attractive range of modern beech fronted with brushed door furniture 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 Electrolux brushed steel hob with electric oven and grill beneath. Brushed steel extractor over hob. Space and plumbing for washing machine. Space and point for fridge freezer. Tiled splashbacks. Centre light point.

Dining area has centre light point and radiator. Tile effect floor covering. UPVC sealed unit double glazed full height french doors through into:

#### **Conservatory**

**3.47m x 2.99m (11'5" x 9'10")**

On a brick base. Glazed to three sides. Thermalactic ceiling. Centre ceiling light and fan. Power points. Wood laminate floor. Full height french doors out to rear patio and garden.

From the hallway are:

**Stairs to First Floor** with twin painted balustrades leading up to:

#### **First Floor Landing**

**1.95m x 1.80m (6'5" x 5'11")**

With an attic access. Ceiling light point. Radiator.

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

**2.15m x 1.80m (7'1" x 5'11")**

Ceiling light point. Radiator.

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

**3.17m x 2.20m (10'5" x 7'3")**

Ceiling light point. Radiator. TV point.

#### **Bedroom No.1**

**3.50m x 3.30m (11'6" x 10'10") max plus built in double wardrobe.**

Radiator. Ceiling light point. TV point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

#### **Bathroom**

**2.20m x 1.57m (7'3" x 5'2")**

Tile effect laminate floor. White suite comprising panelled bath with a fitted shower screen. Fully tiled around with a New Team mains shower. Duoflush WC. Pedestal wash basin with tiled splashback. Radiator. Greenwood Airvac extractor fan. Flush mounted light point.

#### **Gardens**

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#### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **SERVICES**

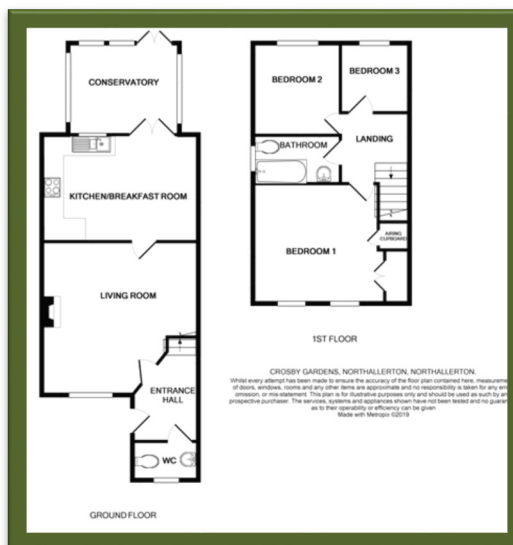
Mains Water, Electricity, Gas and Drainage.

#### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire

#### **COUNCIL TAX BAND**

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





#### COMMITMENT

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- 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.
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- 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.

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