

S.4795

Northallerton
Estate
Agency 

2 CLEVELAND DRIVE NORTHALLERTON DL7 8RU



A Well Laid Out & Spacious 2/3 Bedroomed Detached Bungalow on Good Sized Plot in Sought After Residential Location within Walking Distance of Town Centre, County Hall, Railway Station & Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Driveway to Front for 2/3 Vehicles
- Attached Garage
- Gardens to Three Sides
- Scope for Updating & Modernisation

Price: £250,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

2 Cleveland Drive, Northallerton

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	7 miles
Thirsk	7 miles	Teesside	16 miles
Richmond	15 miles	Catterick	10 miles
Yarm	17 miles	Bedale	7 miles

Cleveland Drive 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 excellent local amenities together with attractive countryside and is within the catchment area of a number of good local Primary Schools together with the local Secondary School and 6th Form College.

The property is within easy walking distance of the Town centre which enjoys a comprehensive range of educational, recreational and medical facilities together with access to the main line train station. Northallerton also enjoys twice weekly markets and additional market town shopping services are available at Thirsk, Bedale and Richmond whilst major centre of commerce can be found at Darlington, Middlesbrough, Teesside and York.

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.

Schools – the area is well served by good state and independent schools. The property is within walking distance of Romanby Primary School and is within the Northallerton catchment area for further renowned Primary Schools. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor

DESCRIPTION

2 Cleveland Drive comprises a brick built with clay pantile roof 2 – 3 bedroomed detached bungalow residence situated on a nice sized plot in a highly desirable, much sought after residential area of Northallerton within walking distance of excellent local amenities. The property enjoys the benefit externally of access onto concrete driveway offering hardstanding for two to three vehicles and giving access to the garage, with a pull off area which could accommodate another small vehicle. The gardens to the front are north east facing and are a good range of shrubbery with flagged pathway and hedged boundaries. At the northern side of the property is a further area of lawned garden with monkey puzzle tree, numerous shrubs and low level internal ornamental wall providing

for deep shrub borders between there and the hedged boundary at the front. There is a wrought iron gated access from the western side giving access into the rear south west facing garden with good fencing at the rear, central lawned area, pond and space and base for shed.

Internally the property enjoys UPVC sealed unit double glazing, gutters and soffits and gas fired central heating. It has nicely laid out accommodation which would accommodate various residential layouts of two and three bedrooms together one or two main reception rooms and the property has great potential for updating and modernisation and could be extended subject to purchasers requirements and any necessary planning permissions.

Early inspection recommended to fully appreciate the property and its position.

ACCOMMODATION

In from the front through UPVC sealed unit double glazed front door with central coloured and leaded glass light into:

Entrance Vestibule

1.27m x 1.24m (4'2" x 4'1") max

Quarry tiled floor. Double glazed with etched glass double glazed panel. Thermalactic ceiling. Light point. Step up through hardwood with central opaque glazed panelled door into:

Entrance Hall

3.71m x 2.46m (12'2" x 8'1") max

Coved ceiling. Centre ceiling light point. Radiator. Telephone point. Door to all rooms. Door to cupboard with shelved storage. Stained and polished beech doors throughout.

Sitting Room

4.67m x 3.17m (15'4" x 10'5")

Coved ceiling. Two wall light points. Feature fireplace comprising mini tiled surround, mantel shelf with a tiled hearth and an inset living flame gas fire. Large picture window to front with low level double radiator beneath. TV point.

Dining Room

2.84m x 3.50m (9'4" x 11'6")

With a coved ceiling. Centre light point. Double radiator. Aluminium full height sliding patio doors giving access to:

Sun Lounge

7.08m x 1.54m (23'3" x 5'1")

Concrete floor. Glazed to three sides with full height French door out to rear garden. Space and plumbing for washing machine. Wall light point. Power points. Offers tremendous views out over the rear garden.

Kitchen

3.93m x 3.32m (12'11" x 10'11")

With an attractive range of light beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer 1 ½ bowl moulded sink unit. Space and point for electric cooker. Space for fridge freezer. Coved ceiling. Centre ceiling light point. Double and single radiators. Door to airing cupboard housing lagged cylinder and immersion heater with shelved storage over and to side. Door to shelved store cupboard. Expelair extractor fan. Wooden sealed unit double glazed twin panelled door out to:

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents, Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1300.07**.

Side Passageway

7.18m x 1.16m (23'7" x 3'10")

With a quarry tiled floor. Wood panelled wall to one side. Doors giving access from the front to the back. Corrugated ceiling. Wall light point.

Bedroom No. 1

3.50m x 3.30m (11'6" x 10'10")

Ceiling light point. Radiator. Coved ceiling.

Bedroom No. 2

2.54m x 2.18m (8'4" x 7'2")

Coved ceiling. Wall light point. Double radiator. Wall mounted shelf.

Bathroom

2.23m x 1.80m (7'4" x 5'11")

Fully tiled walls. A coloured suite comprising panelled bath with mixer tap, mains shower to one end. Matching pedestal wash basin and low level WC. Wall mounted shaver light, socket and mirror. Coved ceiling. Centre ceiling light point. Extractor fan.

Garage

5.35m x 2.94m (7'7" x 9'8")

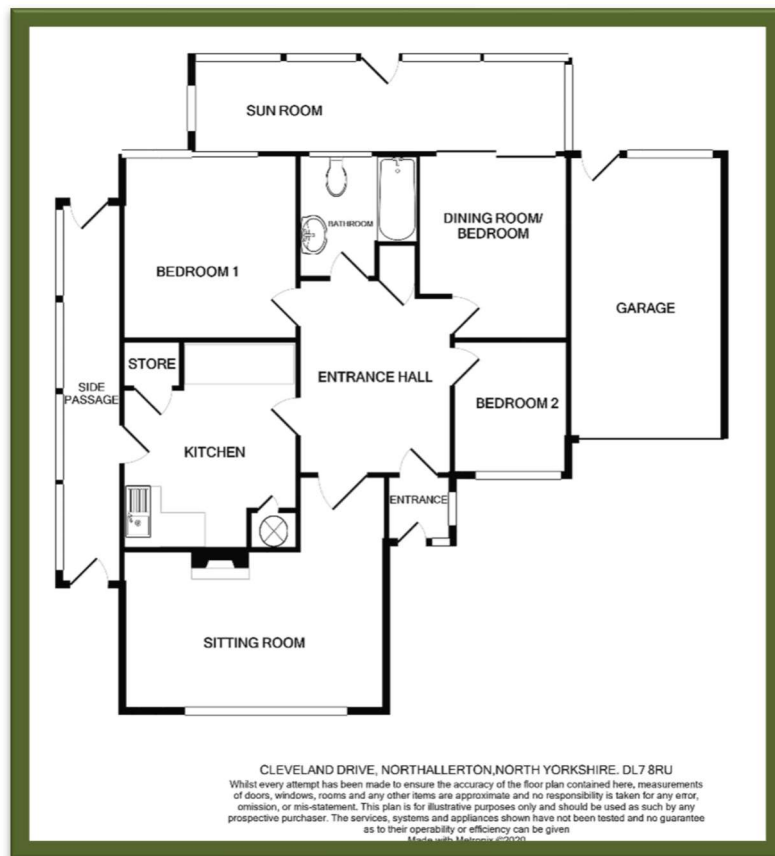
Up and over door to front. Full height double glazed door to rear with adjacent double glazed window. Light and power. Wall mounted Baxi Solo condensing gas fired central heating boiler.

Gardens

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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.