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

**17 THIRSK ROAD**  
**NORTHALLERTON DL6 1PE**



**A Well Laid Out & Spacious 4-Bedroomed Traditional Mid Terraced Town House 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
- Hardstanding, Garage, Workshops & Garden
- Attractive Fitted Burr Oak Kitchen
- Accommodation over Three Floors
- Walking Distance of Town Centre

**Price: Offers in Excess of £220,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 17 Thirsk Road, Northallerton DL6 1PE

## 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

**17 Thirsk Road** represents a very conveniently situated, traditional town house residence in a much sought after and highly desirable residential area just outside the centre and within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and excellent local amenities together with attractive countryside. The property is within the catchment area of a number of good local Primary Schools together with the local Secondary School and 6<sup>th</sup> Form College.

The property is within very 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 all the Primary Schools within the Northallerton catchment area and further renowned Primary Schools can be found in local villages. 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

**17 Thirsk Road** comprises a brick built with slate roof 4-bedroomed mid terraced traditional town house residence of character and distinction with accommodation arranged over three floors and enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating.

Internally the property enjoys a good amount of accommodation with tremendous scope for various residential layouts according to purchasers' requirements and some scope for updating and modernisation to the main accommodation although of particular note the property does enjoy a superb burr oak fitted kitchen with range of quality appliances.

On the ground floor the property enjoys two good sized reception rooms together with the aforementioned kitchen and to the rear a utility and downstairs WC which has previously been and could be returned to a shower room. On the first floor are three nice sized bedrooms together with family bathroom, whilst on the second floor is a large open plan bedroom suitable as a bedsit with velux roof lights providing a nice degree of natural light.

Externally the property enjoys a shared walkway access from the pavement which splits then to the front door. The front garden is nicely arranged behind low level stone topped ornamental wall with wrought iron fencing and the front of it is low maintenance gravel. To the rear the property enjoys a vehicular right of way over the adjacent properties with access being taken from Thirsk Road. To the immediate rear of the property is a good sized concrete yard area opening out onto hardstanding for vehicles. From the hardstanding, access can be taken to the attached garage with adjacent car port offering storage for two vehicles and additionally giving access to three sheds together with an area currently gravelled representing a seating area. There is tremendous scope to reduce the number of sheds to provide for a larger garden area.

The offering of **17 Thirsk Road** presents an all too rare opportunity to purchase a substantial property in a highly sought after and very convenient location which has scope for improvement and is available for early completion.

## ACCOMMODATION

In under covered entrance with ceiling light through composite UPVC sealed unit double glazed front door with etch glass panels into:

### Entrance Hall

**4.34m x 0.94m (14'3" X 3'1") with rear rebate 1.16m x 0.94m (3'10" x 3'1")**

Giving access to first floor. Inset matwell. Mini coved ceiling. Wall mounted brass coat hooks. Telephone shelf with BT Open reach and telephone point beneath. Centre ceiling light point and double radiator. Door through into:

### Sitting Room

**4.16m x 3.37m (13'8" x 11'1") plus deep bay window**

Coved ceiling. Centre ceiling light point. Fitted picture rail. Feature fireplace comprising stone surround, tiled hearth, hardwood mantel shelf, and inset open grate. Double radiator. Ornate coving around the door. The door is original with brass door fittings.

Opaque glazed door through from the hallway gives to:

### Living Room

**5.25m x 3.57m (17'3" x 11'9")**

With internal archway with reliefs. The room would nicely delineate into sitting and dining areas and has a feature fireplace comprising mahogany carved surround topped with stained, polished, pine mantel shelf. Tiled inserts. Quarry tiled hearth. Inset open grate with back boiler. Built in chimney breast alcove glass fronted gun display cabinet. Original built in chimney breast alcove shelved storage cupboard. Centre ceiling light point. Double radiator. Door to useful understairs store cupboard with shelving. Door through to useful store cupboard with window to rear and internal sockets. Archway through from Living Room leads to:

### **Kitchen**

**4.08m x 2.46m (13'5" x 8'1")**

Enjoys a quality fitted Burr oak range of light oak base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Unit inset four ring Whirlpool schott ceran electric hob with Whirlpool inset microwave beneath. Fitted brushed steel and glass Whirlpool double oven and grill. Fully tiled floor, Inset ceiling light spots. Harlequin tiled splashbacks. Space for fridge. Wall mounted double radiator. Wall mounted glass fronted and shelved unit matched display cabinet. Multi paned opaque glazed upper panel back door with corner bullseye gives access out to:

### **Rear Entrance Vestibule**

**2.05m x 1.11m (6'9" x 3'8")**

With a thermalactic ceiling of wooden construction and double glazed. Glazed to three sides and has upper multi paned door out to rear.

From the kitchen is access to:

### **Rear Utility Room (Former Shower Room)**

With space and plumbing for washing machine. Fully tiled around with cupboard over. Capable of returning to shower room subject to purchasers' requirements. Unit inset wash basin with cupboard storage beneath and space suitable for a drier. Tiled splashback. Wall mounted mini heated towel rail. Archway through into:

### **WC**

With high level WC. Radiator. Fully tiled walls and wall mounted light point.

From the Entrance Hall are:

### **Stairs to First Floor**

With a fitted pine balustrade leading up past turn to:

### **First Floor Landing**

**4.69m x 1.69m (15'5" x 5'7") max**

With two ceiling light points. Useful linen cupboard 3' x 2'10". Stairs giving access to Second Floor. Double radiator.

### **Inner Hallway / Potential Office Area**

**2.81m x 1.72m (9'3" x 5'8")**

With step and door to rear giving access to:

### **Shower Room**

**4.03m x 2.33m (13'3" x 7'8") max**

Into a fully tiled shower cubicle with low level access shower tray. Roman thermostatically controlled mains drench power shower with additional shower attachment. Ceiling inset spots and extractor and a Roman sliding shower screen to front. Matching pedestal Victoriana wash basin and low level WC. Fully tiled to rear of WC and wash basin. Wall mounted chrome heated towel rail. Polished pine panelled floor. Double radiator. Wall light point. Wall mounted shaver mirror and light. Built in airing cupboard housing lagged cylinder and immersion heater and shelved storage over. Separate boiler cupboard with Worcester Greenstar gas central heating boiler.

### **Bedroom No. 2**

**3.35m x 3.30m (11' x 10'10") max**

Centre ceiling light point. Double radiator Views over rear garden and yard.

### **Bedroom No. 3**

**3.45m x 2.10m (11'4" x 6'11")**

With ceiling light point. Double radiator.

### **Bedroom No. 1**

**3.57m x 3.35m (11'9" x 11') max into chimney breast alcove**

Oak mantel shelf. Coved corniced ceiling. Fitted picture rail. Centre ceiling light point. Low level radiator.

**Stairs to Second Floor** with fitted balustrade leading up to:

### **Attic Bedroom**

**4.69m x 3.81m (15'5" x 12'6") max overall**

With beamed ceiling. Three light points. Feature window looking out onto rear. Wall mounted recessed and proud built in shelved storage cupboards. Door to undereaves storage on both sides. One side being walk in and measuring **17'7" x 5'9"**.

### **Outside**

The property enjoys a vehicular right of way to the rear over the adjoining properties taking access off Thirsk Road.

Onto a concrete hardstanding with to the side a concrete seating area to the rear of the property with a fitted foot scrape and tap. From the hardstanding there is access to the attached garage.

### **Attached Garage**

**4.95m x 2.94m (16'3" x 9'8")**

Twin doors to front. Concrete floor. Brick to two sides, rendered concrete to the other.

### **Adjacent Car Port**

**4.90m x 2.46m (16'1" x 8'1")**

With corrugated roof.

There is access to:

### **Shed**

**2.91m x 2.56m (9'7" x 8'5")**

Wooden construction with corrugated roof. Flagged floor.

### **Shed**

**2.38m x 2.71m (7'10" x 8'11")**

Wooden construction with corrugated roof, part of which is underlined. Concrete floor. Door through to:

### **Shed**

**4.69m x 3.73m (15'5" x 12'3")**

Concrete floor. Corrugated roof. Door out onto the driveway.

The presence of these sheds offer tremendous scope to extend the garden to the rear which at present is a seating area laid to gravel.

## **GENERAL REMARKS & STIPULATIONS**

**Viewing** - Strictly through Northallerton Estate Agency, 143 High Street, Northallerton, North Yorkshire -Tel: (01609) 771959.

**Services** - Mains water, electricity and drainage. Gas central heating.

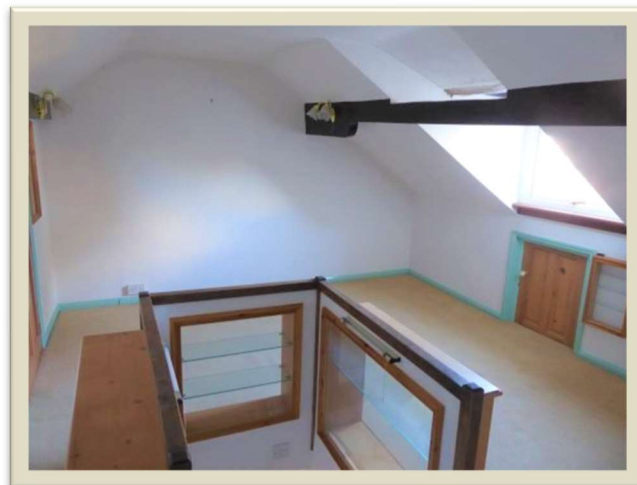
**Tenure** - Freehold with Vacant Possession upon completion.

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

**Council Tax Band**- The council tax band for this property is **D**.







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