

CROSBY RISE
THORNTON LE BEANS, NORTHALLERTON DL6 3SW



**AN ATTRACTIVELY POSITIONED 2-BEDROOMED DETACHED BUNGALOW
RESIDENCE SITUATED ON SLIGHTLY ELEVATED POSITION IN HIGHLY SOUGHT
AFTER VILLAGE LOCATION**

- 2-Bedroomed Detached Bungalow
- With Great Scope for Extension & Updating
- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Particularly Pleasant Plot with Gardens
- Garage / Block Paving

Reduced to Offers in the Region of: £200,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

CROSBY RISE, THORNTON LE BEANS

SITUATION

Thirsk	5 miles	A.1	10 miles
Northallerton	3 miles	York	30 miles
A.19	3 ½ miles	Teesside	25 miles

Crosby Rise is very attractively situated on a slightly elevated plot nicely set back from the minor road through the village. The property occupies a good sized plot in the centre of this popular and much sought after rural village midway between Northallerton and Thirsk. The property enjoys a good sized block paved driveway which gives hardstanding for a number of vehicles and offers access to the attached Garage.

The village is particularly well placed being within easy reach of the A.1 and A.19 trunk roads offering easy access to the national motorway networks.

The property enjoys a particularly attractive, slightly elevated plot with orchard and lawned gardens to the front and well laid out lawned / bed gardens to the rear. The property is close to open countryside and within the village of Thornton le Beans there is a good public house with a renowned restaurant. The village, sitting as it does in this superb rural location offers tremendous scope for leisure activities utilising the quiet and scenic country lanes surrounding the village.

The local market towns of Northallerton and Thirsk are within convenient distance and offer a full and comprehensive range of recreational, educational and medical facilities together with good sporting facilities and leisure centres and extensive shopping. The property 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 A1 and A19 trunk roads are both within easy access of the property and offer excellent communications and access into the main arterial road networks of the UK. International airports can be found at Durham Tees Valley (35mins), Leeds/Bradford, and Newcastle

AMENITIES

Hospitals – The Friarage Hospital is located approximately 4 miles away at Northallerton.

Schools - The area is well served by good state and independent Schools, Comprehensive schools at Thirsk, Northallerton, Bedale, Richmond and Darlington. Independent Schools at Darlington, Hurworth, Teesside High, Yarm, 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 National Park and close to local rivers and ponds.

Racing - Catterick, Ripon, Thirsk, York, Beverley and Doncaster.

Golf – Romanby at Northallerton, Bedale, Thirsk, Darlington Richmond and Catterick.

Shopping – Northallerton, Thirsk, Darlington, Teesside, Tyneside, York and Leeds.

Walking, Cycling & Riding – The area is served for walking and cycling and there is some particularly attractive countryside and scenery around the property.

DESCRIPTION

The property comprises a particularly well-positioned 2-bedroomed detached bungalow situated on a good sized, slightly elevated plot with nice sized gardens to front and rear.

Externally the property enjoys a front garden which is a nice mix of lawn and orchard with hedged boundary to the front and one side together with post and rail boundary to the other. It is accessed through twin wrought iron gates and over a block paved driveway which opens out onto hardstanding and leading to the attached garage.

The rear is at present given over to slightly tiered lawned areas together with former vegetable beds, a raised brick based for greenhouse and two useful sheds which are brick based with wooden walls and felted roofs. They have previously been used as a workshop and a small Summer House.

Internally the property enjoys UPVC sealed unit double glazing and night storage heating. The accommodation is well laid out and spacious, it is in need of updating and modernisation and offers tremendous scope for extension subject to Purchasers requirements and the necessary planning permissions but it is considered that the property stands on a plot which would readily accommodate a larger property in a much sought after village location.

The property enjoys an attached single garage and early inspection is recommended to fully appreciate the property, it's position and potential.

ACCOMMODATION

In up step which are nicely shielded behind hedging and up to front door. Covered entrance with wall light point leading into:

Entrance Hall
1.52m x 5.03m (5' x 16'6") max

Telephone point. Attic access. Ceiling light point. Built in cloaks cupboard with hanging hooks, cupboard storage over useful storage beneath.

Sitting Room
3.94m x 3.63m (12'11" x 11'11")

Feature tiled fireplace, mantle shelf and hearth with inset open grate. 3-wall light points. Double glazed window onto front garden.

Living Room

3.78m x 3.96m (12'5" x 13')

With central chimney breast having feature tiled fireplace, mantle shelf and hearth and inset open grate. Ceiling light point. Wall mounted Creda night store electric heater. Opaque glazed fronted shelved storage cupboard. Door through into:

Kitchen

3.47m x 2.44m (11'5" x 8") max

Comprising small range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash. Space for electric cooker. Creda night storage heater. Shelf for fridge. Tiled splashbacks. Ceiling light point. Door to part shelved storage cupboard with hanging hooks etc. Rear door to small shelved pantry. Outside door.

Entrance Corridor gives access to:

Bedroom No.1

3.66m x 3.91m (12' x 12'10")

Overbed light pull. Ceiling light point.

Bedroom No.2

3.50m x 3.01m (11'6" x 9'11")

Built in wardrobe comprising sliding doors to front, internal hanging rail with cupboard storage over. Overbed light pull. Ceiling light point. View onto rear garden.

Bathroom

2.35m x 1.42m (7'9" x 4'8")

Comprising panelled cast bath and pedestal wash basin. Half tiled walls. Glen electric heater. Shaving mirror. Ceiling light point. Ceiling light pull. Built in airing cupboard housing lagged cylinder with immersion heater.

Separate WC

0.91m x 2.30m (3' x 7'7")

WC. Ceiling light point. Opaque glazed double glazed window at the rear.

OUTSIDE

Immediately adjacent to the rear of the property there is a small store cupboard which could be incorporated into the property. Outside tap.

The rear garden is nicely given over to slightly tiered lawned garden areas with continuation of the block paving around the bungalow. Raised brick base for greenhouse. 2 outside sheds which are brick based with wooden walls and felted roofs.

Shed

3.86m x 2.52m (12'8" x 8'3")

Concrete floor. Ceiling light point. Floor mounted wood burning stove. Light and power.

Summer House

1.50m x 2.52m (4'11" x 8'3")

Wooden floor. Exposed wooden walls. Ceiling light point.

Attached Garage

2.84m x 4.72m (9'4" x 15'6")

Up and over door to front. Concrete floor. Light and power. Tremendous scope for extension to the bungalow.

GENERAL REMARKS & STIPULATIONS

VIEWING:

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

SERVICES:

Mains water, electricity, gas and drainage

TENURE:

Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B (£1,165.80 p.a.)

LOCAL AUTHORITY:

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



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