



S.4979

Northallerton
Estate Agency

8 GRENADIER DRIVE
NORTHALLERTON DL6 1SB



**A Substantial Immaculately Presented and Appointed 4 Bedroomed
Detached Family House Set in Good Sized Grounds and Gardens,
Enjoying an Elevated Premier Residential Location**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Good Sized Plot
- Laid Block Paved Driveway
- Attached Double Garage
- Sought After Attractive Residential Location
- Elevated Position
- Within Walking Distance of Local Amenities

Offers in the Region of £380,000
EPC RATING - C

8 Grenadier Drive, Northallerton DL6 1SB

SITUATION

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

(All distances are approximate)

Grenadier Drive is a particularly attractive and much sought after residential area situated on the southern fringe of Northallerton in one of the most sought after and highly desirable residential areas of the Town. This area of Northallerton is particularly sought after and prestigious and the property sits on a mature residential development which enjoys the benefit of a good sized plot and an open aspect. It stands in a good, elevated position with panoramic views out over the town. The property enjoys the benefit of attractive gardens to front and rear and enjoys a high degree of privacy.

The property is ideally situated within walking distance of Northallerton Town Centre, The Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire with a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets. The nearby village of Romanby enjoys the benefit of Primary Schools, local Village shops, Post Office, Public Houses and Church.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads, both of which are within seven miles of the property and offer excellent access to all the major centres of commerce locally and nationally and provides direct access onto the main arterial road networks of the UK.

DESCRIPTION

The property comprises an attractive, quality built four bedroomed detached family house situated on a slightly elevated, good sized plot in a much sought after and highly desirable residential area on the favoured south side of Northallerton but within easy reach of open countryside and the Town Centre.

The property enjoys leaded UPVC sealed unit double glazed windows and gas fired central heating. It has scope for extension subject to purchaser's requirements and any necessary planning permissions. It stands adjacent to an attractive area of open grounds with numerous specimen trees. To the front it enjoys block paved driveway offering hardstanding for two vehicles and giving access to double integral garage. The front garden is an area of lawn with deep shrub borders around and flagged pathway to the front door where you enter through a covered entrance. The property is south facing to front. On the western and eastern boundaries are flagged pathways, through wrought iron gate giving access to the rear garden. The rear garden is slightly sloped moving up gently onto a good area of rear lawn with a central flagged seating area. It enjoys well established shrub borders to all sides backed with post and plank fencing. To the immediate rear of the property is a flagged pathway across the rear and retaining wall with steps through up to the rear garden.

ACCOMMODATION

In under covered entrance with quarry tiled floor with flush mounted ceiling light point. Through UPVC sealed unit double glazed front door with central etched and leaded glazed light into:

Entrance Hall

4.69m x 1.52m (15'5" x 5') max overall

With wall mounted hanging rail. Coved ceiling. Two ceiling light points. Radiator. Stairs to first floor. Door to:

Downstairs WC

2.00m x 0.89m (6'7" x 2'11")

Half tiled walls. Low level WC. Wall mounted wash basin. Ceiling light point. Heated towel rail. Door to understairs store cupboard.

From the Entrance Hall is access to:

Sitting Room

3.55m x 6.20m (11'8" x 20'4")

Coved ceiling. Two ceiling light points. Radiator. TV point. Telephone point. Bay window to front. Chimney breast with cut marble surround and backplate. Inset living flame gas fire. Multi paned door through to Living Kitchen.

Door from Hallway gives access to:

Study/Snug

2.51m x 3.7m (8'3" x 10'5")

With centre ceiling light point. Radiator.

Access from Sitting Room and Hallway to:

L Shaped Living Kitchen

6.30m x 7.32m (20'8" x 24') max overall

Nicely delineated into kitchen, dining and sitting areas with the kitchen/dining area enjoying an extensive range of limed oak fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink Unit. Unit inset four ring Whirlpool gas hob. Inset Fagor brushed steel and glass oven and hob with space above presently used for microwave and offering scope for double oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for additional appliances. Unit matched fronted integral Whirlpool fridge and freezer. Unit matched leaded glass fronted and glass shelved display cabinets. Unit matched cooker hood with inset extractor and light. Attractive tiled splashbacks with inset themed fruit tiles. 2 x flush mounted ceiling light points and double radiator. Wall mounted telephone. In the sitting area are two double and one single radiator. TV point. Ceiling light point and two wall light points. Double glazed sliding patio doors out to rear patio and garden. Full height opaque glazed double glazed door out to rear. A very well laid out and spacious, light and airy living kitchen.

From the Hallway are:

Stairs to First Floor with varnished and polished balustrade leading up to:

L Shaped First Floor Landing

3.76m x 2.84m (12'4" x 9'4") overall

Ceiling light point. Attic access. Airing cupboard with lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 3

3.01m x 2.46m (9'11" x 8'1")

Ceiling light point. Radiator.

En Suite Bedroom No. 1

3.93m x 3.50m (12'11" x 11'6")

With ceiling light point. Radiator. Built in triple wardrobe with hanging rails and shelved storage over. Telephone and TV point. Door to:

En Suite Shower Room

2.23m x 1.45m (7'4" x 4'9")

With a fully tiled shower cubicle enjoying a Mira 88 Mains shower and pivoted shower door. Low level duoflush WC. Wall mounted wash basin with shaver socket above. Combi heated towel rail and radiator. Ceiling light point.

Bedroom No. 2

3.47m x 3.35m (11'5" x 11') into entrance recess

Ceiling light point. Radiator.

Bedroom No. 4

2.76m x 2.38m (9'1" x 7'10")

Ceiling light point. Radiator.

Substantial Bath & Shower Room

5.13m x 2.10m (16'10" x 6'11") opening out to 2.96m (9'9")

Half tiled walls. Fully tiled shower cubicle with a Shower Force 2000 electric shower and curved shower door. Off white suite comprising substantial corner bath with mixer taps. Matching pedestal wash basin with mixer tap over. Bidet and WC. Two ceiling light points. Extractor fan. Wall mounted mirror fronted bathroom cabinet. Single and double radiators

Attached Double Garage

5.71m x 5.35m (18'9" x 17'7")

With twin up and over doors to front. Internally is access to a loft area. Light and power. A rear upper etched glazed panelled door with lights to side. Wall mounted Baxi Solo condensing gas fired central heating boiler.

Gardens

The front garden is an area of lawn with deep shrub borders around and flagged pathway to the front door where you enter through a covered entrance. The property is south facing to front. On the western and eastern boundaries are flagged pathways, through wrought iron gate giving access to the rear garden. The rear garden is slightly sloped moving up gently onto a good area of rear lawn with a central flagged seating area. It enjoys well established shrub borders to all sides backed with post and plank fencing. To the immediate rear of the property is a flagged pathway across the rear and retaining wall with steps through up to the rear garden.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Electricity, Water and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

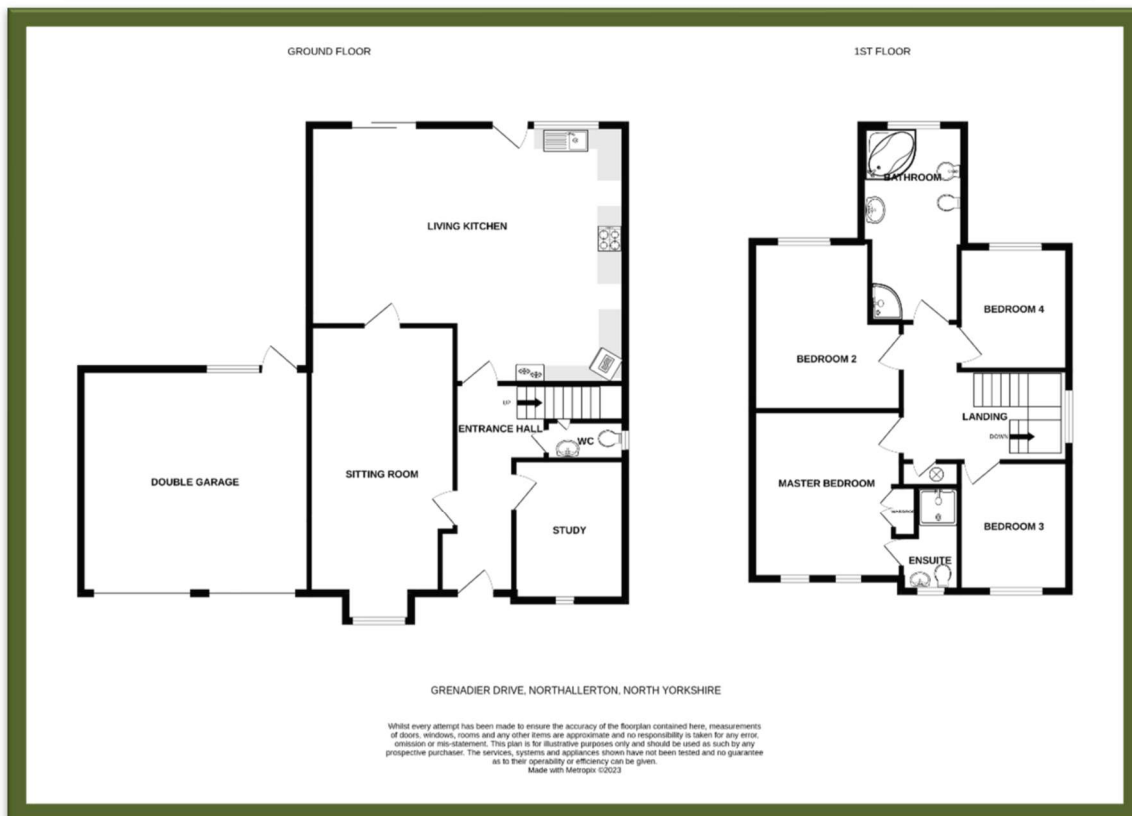
North Yorkshire Council,

COUNCIL TAX BAND

We are verbally informed by North Yorkshire Council that the Council Tax Band is Band E.

EPC RATING - C





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.

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