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Northallerton
Estate Agency

23 Greenhowsyke Lane
Northallerton DL6 1HT



A Conveniently Situated, Well Laid Out & Spacious Three Bedroomed Semi Detached Family House with Scope for Updating & Modernisation in Quiet Residential Location within Walking Distance of the Town Centre & Excellent Local Amenities

Gas Fired Central Heating
UPVC Sealed Unit Double Glazing
Gardens to Front & Rear

Extensive Hardstanding
Detached Garage
Quiet, Convenient Residential Location

Offers in the Region of £165,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

SITUATION

A.1	6 miles	Darlington	16 miles
Thirsk	6 miles	York	30 miles
A.19	8 miles	Teesside	17 miles
Catterick	9 miles	Bedale	7 miles
Richmond	15 miles	Ripon	17 miles

(All distances are approximate)

Greenhowsyke Lane is situated between Crosby Road and Valley Road. Within Northallerton there is a comprehensive range of educational, recreational and medical facilities to be found plus interesting and varied shopping and twice weekly markets. In addition, well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The large centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance and offer a full and comprehensive range of shopping and amenities.

The area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk and Bedale whilst the large shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools – the area is well served by good state and independent schools. There are local Primary and Secondary schools within Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Teesside High, Yarm and Ampleforth.

DESCRIPTION

The property comprises a brick built three bedroomed semi-detached family house with a minor pitched corrugated roof. It enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating.

It is accessed through wrought iron gates set into a brick front wall giving access onto a concrete driveway with central chippings leading down to a detached concrete section garage and offering hardstanding for four vehicles. The front garden is low maintenance flagged and chipped with post and plank and shrubbed boundaries. The rear garden is flagged and has a shed and a good, flagged seating out area.

Internally the property has well laid out and spacious three bedroomed family accommodation with scope for updating and modernisation.

Early inspection recommended to fully appreciate the property,

It's position and potential

ACCOMMODATION

Door at the side with upper etched glazed panel leading into:

L Shaped Entrance Hall **3.86m x 1.03m (12'8" x 3'5")**

With a rear rebate. Stairs to first floor. Radiator. Door to:

Sitting Room

4.21m x 3.73m (13'10" x 12'3") max into bay

Central chimney breast with a tiled hearth and a wall mounted gas fire. Double radiator. Centre ceiling light point. TV point.

Off the Rear Hall is door to understairs store cupboard and door to:

Living Room

4.18m x 3.78m (13'9" x 12'5") max into bay

Central chimney breast with a tiled hearth suitable for electric fire. Chimney breast plinth suitable for TV, video etc. with TV point. Coved ceiling, centre ceiling light point. Two wall light points. Double radiator. Door into:

Kitchen

3.71m x 2.81m (12'2" x 9'3")

With a range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl enamelled sink unit with mixer tap. Space and plumbing for washing machine. Space for additional appliances. Space for fridge. Built in Whirlpool Generation 2000 oven topped with Whirlpool four ring electric hob. Extractor over. Tiled splashbacks. Centre ceiling light. Double radiator. Rear sealed unit double glazed etched panel door gives access to rear.

From the Entrance Hall are:

Stairs to First Floor with a polished pine balustrade leading up to:

First Floor Landing

6.15m x 0.88m (20'2" x 2'11")

Bedroom No. 1

3.78m x 3.73m (12'5" x 12'3") max into wall length, mirror fronted sliding door storage with internal hanging rails and shelving.

Double radiator. Ceiling light point. Built in storage cabinet to bay.

Bedroom No. 3**2.69m x 2.49m (8'10" x 8'2")**

Ceiling light point. Radiator. Built in desk and cupboard storage.
Window to side.

Bedroom No. 2**3.73m x 3.07m (12'3" x 10'1")**

Ceiling light point. Double radiator. Fitted triple wardrobe with hanging rail and some useful shelving sliding doors to front.
Double radiator. Ceiling light point.

Bathroom**2.69m x 1.52m (8'10" x 5')**

Fully tiled walls. Coloured suite comprising panelled bath with fitted pivoted shower screen. Wall mounted Triton T80Z electric shower. Pedestal wash basin. Shaver light, socket and mirror to rear. Built in boiler cupboard housing Veissman Vitadens 100 condensing combi gas fired central heating boiler with useful storage space around. Ceiling light point. Radiator.

Separate WC**1.57m x 0.93m (5'2" x 3'1")**

Half tiled walls. Ceiling light point. Low level WC. Radiator.

Garage**5.43m x 4.32m (17'10" x 14'2")**

On a concrete base. Concrete section. Up and over door to front.
Pedestrian door to side. Corrugated roof. Power.

Gardens

Through wrought iron gates set into a brick front wall giving access onto a concrete driveway with central chippings leading down to a detached concrete section garage and offering hardstanding for four vehicles. The front garden is low maintenance flagged and chipped with post and plank and shrubbed boundaries. The rear garden is flagged and has a shed and a good, flagged seating out area.

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

North Yorkshire Council.

COUNCIL TAX BAND

Council Tax Band is Band C.

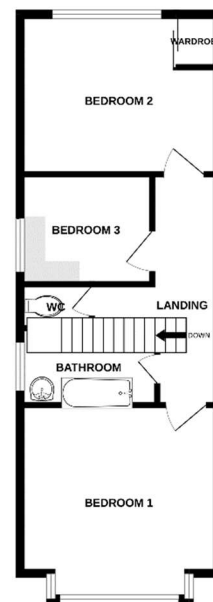
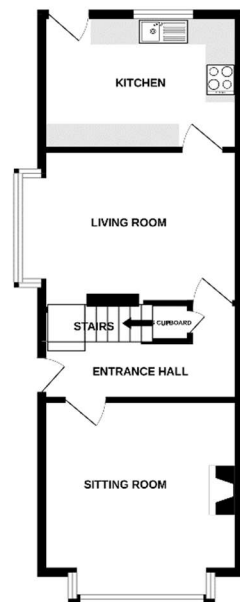
EPC RATING -





GROUND FLOOR

1ST FLOOR



GREENHOWSYKE LANE, NORTHALLERTON DL6 5HT

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should be used as a guide only. Any projections, gutters, the services, screens and appliances shown here have not been inspected or guaranteed as to their condition or fitness for use. Market Moleys 7/07/17

COMMITMENT

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- 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.