



orchard north

## WILLOW BUNGALOW



## JUBILEE GARDENS, NORTHALLERTON

**AN IMMACULATELY PRESENTED, NEWLY CONSTRUCTED & CHAIN FREE, SPACIOUS THREE BEDROOM DETACHED BUNGALOW - SITUATED IN AN EXCLUSIVE RESIDENTIAL LOCATION IN WALKING DISTANCE OF NORTHALLERTON TOWN CENTRE**

- UPVC Double Glazing
- Gas Fired Central Heating
- Three Bedrooms
- En Suite Master Bedroom
- Well Laid Out Spacious Rooms
- Modern Fitted Kitchen
- Garage, Garden & Patio Areas

**PRICE GUIDE: £260,000**

For more details of properties for sale please visit - [www.orchardnorth.co.uk](http://www.orchardnorth.co.uk)

## LOCATION

Located in the desirable historic market town of Northallerton in an area surrounded by attractive countryside and within some 60 minutes travelling distance of both the Yorkshire Dales and North Yorkshire Moors National Parks including the coastal towns of Whitby, Scarborough and Redcar.

The town is ideally situated for rail travel with an East Coast main line rail station providing a journey time to London Kings Cross of approximately 2 hours 30 minutes.

## SITUATION

Situated in a quiet corner position overlooking Jubilee Gardens, a secluded, conveniently situated and much sort after residential area on the highly desirable southern side of Northallerton and within walking distance of the town centre, rail station, County Hall and range of excellent local amenities.

## AMENITIES

### Local Amenities include:

- **Schools** - Comprehensive schools at Northallerton, Bedale & Thirsk and independent schools at Yarm, Ripon, Darlington & Ampleforth.
- **Shooting & Fishing** - The property lies within the heart of good hunt country.
- **Racing** - Racing is at York, Catterick, Ripon, Thirsk, Beverley and Doncaster.
- **Golf** - Courses at Romanby, Richmond, Catterick, Darlington, Thirsk and Bedale.
- **Walking and Cycling** - The area is well served for attractive cycling and walking routes with an abundance of attractive countryside and scenery nearby.
- **Leisure Centres** - Located in Northallerton, Thirsk & Bedale.

## DESCRIPTION

Willow bungalow comprises an extremely well laid out, spacious, immaculately presented, newly constructed, 3 bedroom bungalow with integral garage.

The property is of quality construction with brick elevations incorporating UPVC sealed unit double glazed windows throughout beneath a pitched tiled roof. The property benefits from gas fired central heating and brand new modern fitted and bespoke designed kitchen and bathrooms

## ACCOMMODATION

### Entrance Hall 3.73m x 1.03m (12'3" x 3'5")

With ceiling light point, radiator, telephone point

### Kitchen 3.17m x 3.52m (10'5" x 11'7")

Attractive modern white kitchen with brushed steel door furniture which comprises an excellent range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit having mixer tap over. Built in Lamona brushed steel and glass double oven and grill topped with Lamona four ring gas hob. Built in Lamona dishwasher. Space and plumbing for washing machine, built in Lamona fridge. Slate tiled floor. Inset ceiling light spots. Double radiator. Tiled splashbacks. Extractor hood over hob. UPVC sealed unit double glazed rear door. Built in wine rack. Two unit matched glass fronted and shelved display cabinets. Under unit lighting. Wall mounted mains Combi Eco gas fired central heating boiler is housed in a unit matched cabinet.

### Lounge/Dining Room 4.13m x 7.84m (13'7" x 25'9")

UPVC sealed unit double glazed French doors to the rear of the room giving access to patio and gardens. Including 2 double radiators, TV point, telephone point, 2 ceiling light points & 4 wall light points. This room will readily delineate into Lounge / Dining Areas.

### Bathroom 2.76m x 1.67m (9'1" x 5'6")

Comprising extremely attractive suite with fully tiled shower cubicle and folding glass doors. Inset mains shower with extractor and inset ceiling light. White suite comprising panelled bath, concealed unit WC, matching pedestal wash basin. Shaver socket. Inset ceiling light spots. Wall mounted heated towel rail / radiator.

### Master Bedroom 3.66m x 3.52m (12' x 11'7")

Radiator. Ceiling light point. TV point. Telephone point.

### En-suite Bathroom 2.44m x 0.96m (8' x 3'2")

With an attractive fully tiled shower cubicle with folding door. Inset mains shower. Suite comprising pedestal wash basin. Duoflush WC. Heated towel rail. Inset ceiling light spots. Greenwood Airvac extractor fan.

### Bedroom 2 2.94m x 3.52m (9'8" x 11'7")

Radiator. Ceiling light point. TV point. View to rear gardens.

### Bedroom 3 / Study 2.46m x 2.28m (8'1" x 7'6")

Radiator. Ceiling light point. TV point. Also readily usable as study / office space.

## OUTSIDE

### Garage 2.64m x 5.43m (8'8" x 17'10")

Up and over door to front and pedestrian door to side. Light and power. Concrete floor.

### Gardens

Raised rear planting beds, rear and side gardens and flagged areas. Secure post and panel fencing to the perimeter.

## SERVICES

Mains water, electricity, gas and drainage will be provided upon completion.

## LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire. Tel: 01609 779977.

## COUNCIL TAX

To be confirmed.

## TENURE

Freehold with vacant possession upon completion.

## PRICE

Offers in the region: **£260,000.**

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction.

## VIEWING

By appointment only through:-

### Orchard North Limited

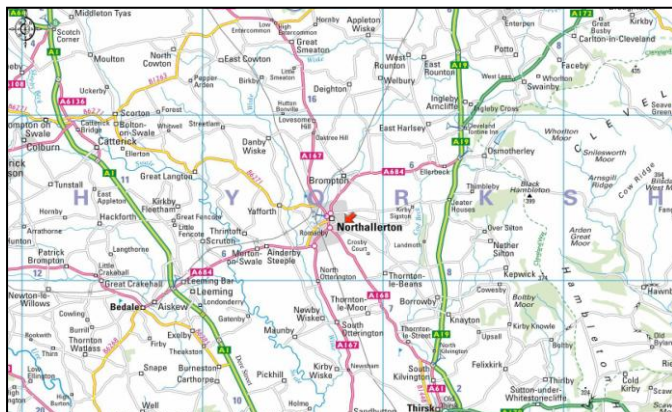
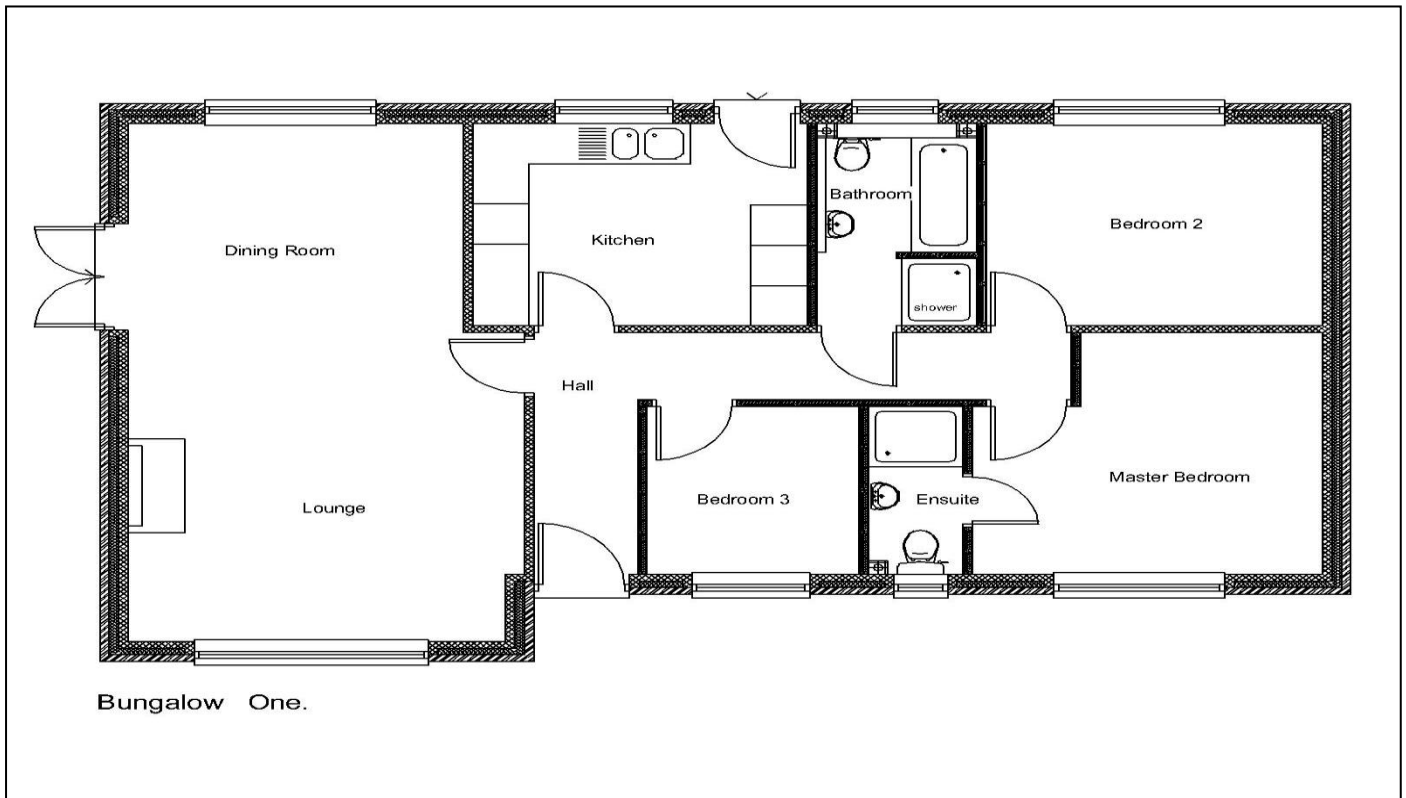
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**May 2011 Subject to Contract**





**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 / photographs are not 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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