



**Mirembe**

37b Thirsk Road, Northallerton, DL6 1PJ

youngsRPS 

# Mirembe

37b Thirsk Road

Northallerton

DL6 1PJ

**GUIDE PRICE: £530,000**

A substantial detached House located in one of Northallerton's most convenient locations lying just a short walk from the High Street. The spacious accommodation has been built to a very high standard & includes 3 reception rooms, 4 bedrooms & 3 bathrooms. To the rear there is a large garden & double garage.

- Fittings of a very high quality with oak doors throughout
- Conveniently located within walking distance of the town & mainline train station
- Well-proportioned rooms throughout
- Large rear garden with newly installed octagonal summer house
- Double garage & ample off-street parking



Youngs - Northallerton 01609 773004



This substantial detached house was built as one of a pair & is located within easy walking distance of both the High Street & mainline train station. It has been finished to a very high standard with oak doors throughout, corniced ceilings, high quality fittings & uPVC double glazing. The property has spacious rooms including a delightful open plan garden room overlooking a large, well-maintained garden with newly installed octagonal summer house. There is ample off-street parking to the rear of the property, together with a double garage. Internal inspection recommended.

## ACCOMMODATION

**HALLWAY** A part glazed Upvc double glazed door leads to an elegant hallway. Return staircase to first floor with oak spindles, understairs storage cupboard, corniced ceiling, inset ceiling lighting, radiator.

**WC** With window to rear. Low flush WC with concealed cistern, wall hung wash basin, partially tiled walls, chrome towel radiator, ceramic tiled floor, inset ceiling lighting.

**DRAWING ROOM** 21' 1" x 11' 8" (6.45m x 3.57m) A spacious reception room with bay window to front & additional window to side. There are part glazed double doors into both the hall &

dining area. Fireplace with light oak mantle & stone hearth housing inset cast iron multi-fuel stove, radiator.

**DINING/GARDEN ROOM** 18' 1" x 11' 10" (5.52m x 3.61m) With french doors & side windows overlooking the rear garden, together with window to the side. Corniced ceiling, radiator. Opening to:-

**BREAKFAST KITCHEN** 14' 9" x 11' 1" (4.52m x 3.38m) With two windows to rear. Range of base & wall units with granite work surfaces & inset Belfast sink. Electric stove with 5 ring gas hob & extractor over. Integrated dishwasher, space for fridge freezer, inset ceiling lighting, corniced ceiling, travertine flooring, radiator.

**UTILITY ROOM** With window & part glazed exit door to side. base units with granite work surface & inset stainless steel sink. Plumbing for washing machine, travertine floor, radiator.

**FAMILY ROOM** 11' 10" x 11' 3" (3.62m x 3.43m) With bay window to front, radiator.

## FIRST FLOOR

**LANDING** Partially galleried balustrade, window to front, shelved airing cupboard, access to loft, inset ceiling lighting, radiator.

**MASTER BEDROOM** 17' 11" (max) x 11' 8" (max) (5.48m x 3.58m) With window to front & side, built in storage cupboard, radiator.

**ENSUITE** With window to side. Large enclosure with glazed door & mains thermostatic shower within. Low flush WC, wash basin, partially tiled walls & ceramic flooring, chrome towel radiator, extractor.

**BEDROOM 2** 14' 11" (min) x 11' 8" (4.57m x 3.58m) With window to rear, radiator.

**ENSUITE** With window to side. Large enclosure with glazed door & mains thermostatic shower within. Low flush WC, wash basin, partially tiled walls & ceramic flooring, chrome towel radiator, extractor.

**BEDROOM 3** 11' 9" x 11' 3" (3.59m x 3.43m) With window to rear, radiator.

**BEDROOM 4** 12' 0" x 11' 5" (max) (3.66m x 3.50m) With window to front, radiator.

**HOUSE BATHROOM** With window to rear. Tiled shower enclosure with glazed door & mains thermostatic shower within,





white suite comprising panel bath, low flush wc with concealed cistern, twin inset vanity basins with shelved cupboards below, partially tiled walls, ceramic flooring, chrome towel radiator, inset ceiling lighting, extractor.

#### OUTSIDE

**FRONT GARDEN** The front garden has a mixture of timber fencing, a low brick wall & wrought iron fencing to the boundaries. It is laid mainly to lawn with a decorative slate border & mature conifer trees. A tarmac driveway which is shared with the neighbouring property leads to a ample off street parking and a

**DOUBLE GARAGE** with electric door to front & exit door & window to the side.

**REAR GARDEN** The large rear garden is a lovely feature of the property. It can be enclosed by a low level gate & has timber fencing & a trellis planted with mature hedging to the boundaries. There is a stone flagged patio directly accessed from the garden room & further raised sun terrace. The rest of the garden is laid mainly to lawn with well - maintained borders planted with a variety of specimen shrubs. A pathway leads to a newly installed octagonal summer house.

**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

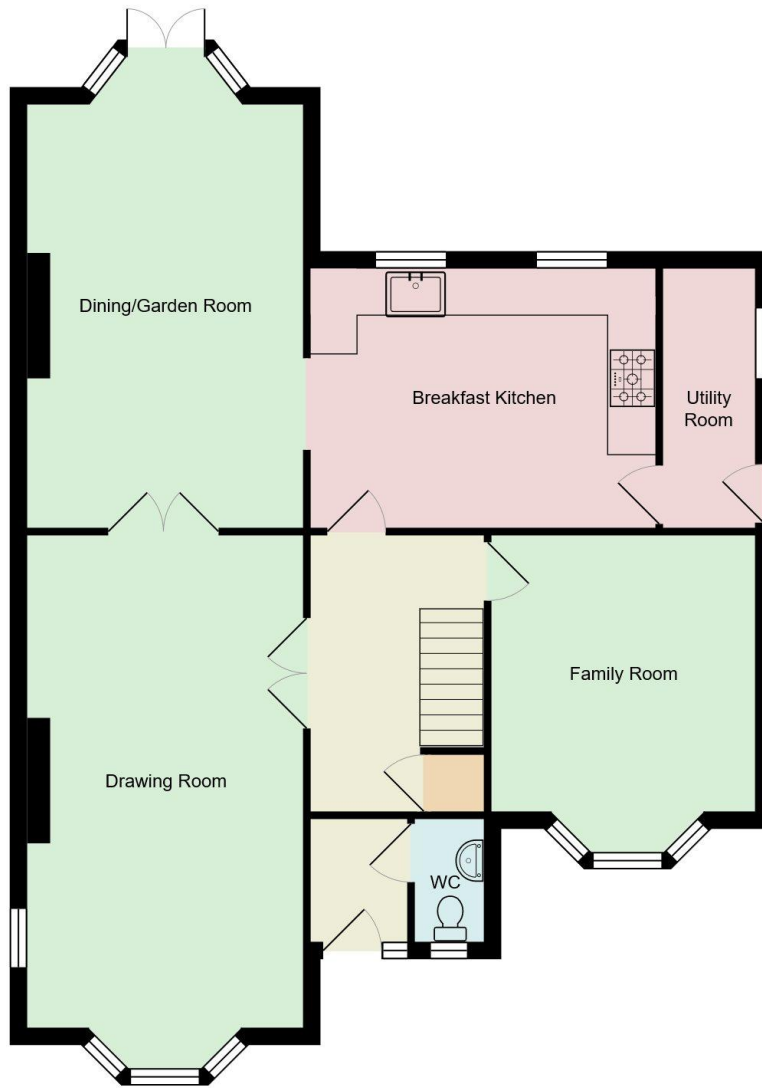
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**CHARGES** Hambleton District Council Tax Band E.

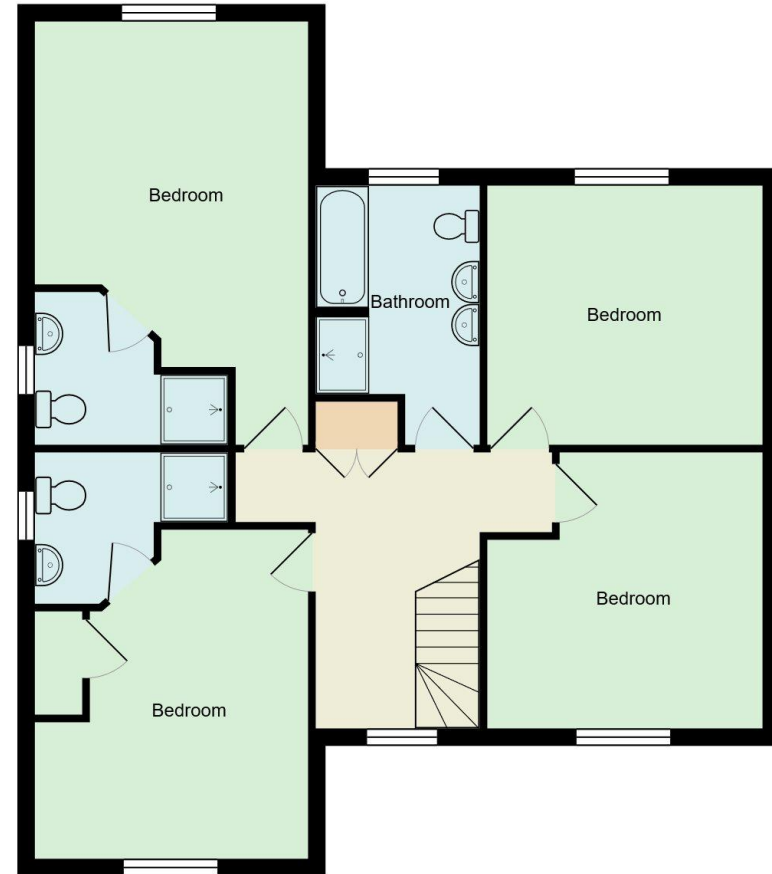
**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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