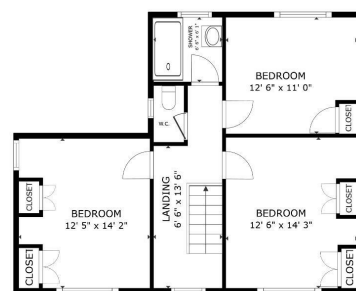


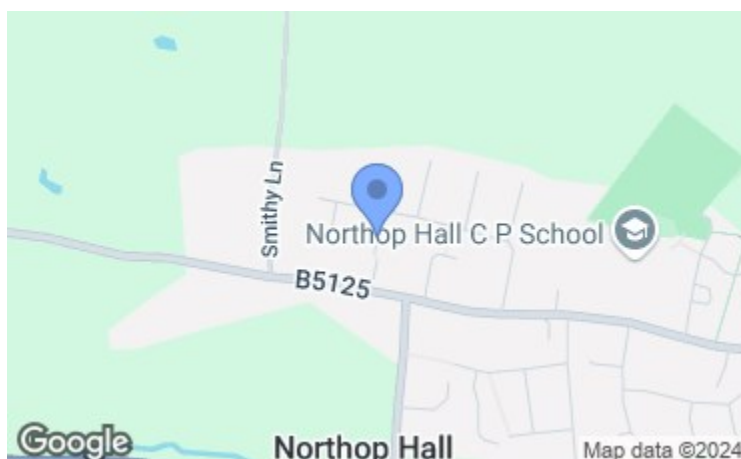
GROSS INTERNAL AREA
FLOOR 1 822 sq.ft., FLOOR 2 677 sq.ft.
TOTAL 1,499 sq.ft.

Matterport



GROSS INTERNAL AREA
FLOOR 1 822 sq.ft., FLOOR 2 677 sq.ft.
TOTAL 1,499 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Quarry Bank Village Road
Northop Hall, Mold, Flintshire
CH7 6HS

£475,000

AN ATTRACTIVE DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE standing within extensive grounds of about 0.25 acre also benefiting from detailed planning consent for one detached house.

Whilst fronting onto Quarry Close off the Ridgeway, it benefits from access onto an unmade lane to the upper part of the Village Road in the village centre.

It affords canopy entrance, porch, central hall with attractive staircase, spacious lounge and sitting room both with deep splay bay windows, kitchen/breakfast room, kitchenette, rear porch with utility and cloakroom with WC.

First floor central landing, three double bedrooms and modern shower room and WC. Double glazed and gas central heating. Extensive and private lawned gardens mainly to the south western side with mature hedging affording a high degree of privacy, detached garage with driveway leading to the Village Road.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Northop Hall is a popular residential village located some 4 miles from Mold and within 10 miles of Chester. The village has a shop serving daily needs, popular inn and primary school. The A55 Expressway is within three-quarters of a mile enabling ease of access throughout the region.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep canopy entrance with an arched, glazed and panelled door leading into an enclosed vestibule with red tiled floor. Original leaded, glazed and panelled inner door leading to central reception hall.

RECEPTION HALL

4.88m x 2.03m (16' x 6'8")



Fine and wide staircase rising off, enclosed cupboard, coved ceiling, picture rail, double glazed window to one side, panelled radiator.

LOUNGE

5.66m x 4.06m (18'7" x 13'4")



An attractive room with a deep splay bay window to front with double glazed windows incorporating leaded effect finish to the upper lights, TV point, marble effect fireplace and hearth with open fire grate, fitted china cabinet to recess with glazed display unit and cupboard, coved ceiling, picture rail, serving hatch to kitchen, two panelled radiators.



Close for the original house and new parking area.

A copy of the approved plans are available to view on the councils on-line planning portal.

DIRECTIONS

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. Upon reaching the roundabout take the second exit towards New Brighton and upon passing County Hall turn left at the traffic lights signposted Northop and Sychdyn. Upon reaching Northop traffic lights turn right and immediately upon crossing the A55 Expressway turn right signposted Northop Hall. Proceed into the Village and go past the store on the right, then turn left onto Church Close. Follow the road round onto The Ridgeway, then take first left onto Quarry Close. Quarry Bank is the last house on the left, just before the bollards.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Mold Office 01352 751515

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

OUTSIDE



The property stands within extensive grounds of about 0.25 acre. It is bounded to the cul de sac with mature hedging with two wrought iron gates providing access to both the front elevation and to the right hand gable. The grounds are extensive providing large lawns mainly to the south western side of the house with a number of mature fruit trees and mature hedging to three sides. To the rear of the house is a paved and concrete domestic area with brick and corrugated garden store room.

DETACHED GARAGE



The property benefits from a secondary access over a private and unmade lane leading from the village road to the centre of Northop Hall with wrought iron gates opening to a concrete driveway providing space for parking and a detached garage with personal door to side.

DETAILED PLANNING CONSENT

The large garden to the west of the house benefits from detailed planning consent for one detached two storey house with parking utilizing the main access to Quarry Bank over the private un-made lane leading from the village road. Flintshire County council Ref. No; 2020 - 01 -02 LA PP - 08269568

The consent provides for a new vehicle access on to Quarry

SITTING ROOM

5.66m x 3.56m (18'7" x 11'8")



Spacious room with a deep splay bay window to front with double glazed windows and decorative upper lights, fitted china cabinet to recess with glazed display unit and storage cabinet with shelves, double glazed window to gable, TV point, two panelled radiators.



KITCHEN/BREAKFAST ROOM

3.51m x 1.07m (11'6" x 3'6")



Fitted base and wall units with pine panelled door and drawer fronts, contrasting dark wood grain effect working surfaces, built in double door cupboard with shelving, further fitted cupboard housing a modern Ideal gas fired combination boiler providing heating and hot water. Wood grain effect floor finish, panelled radiator.



KITCHENETTE

2.03m x 2.01m (6'8" x 6'7")



Fitted working surface with inset single drainer sink, electric cooker point, wall cabinets, tiled walls with extractor fan, double glazed window. Panelled door to rear porch.

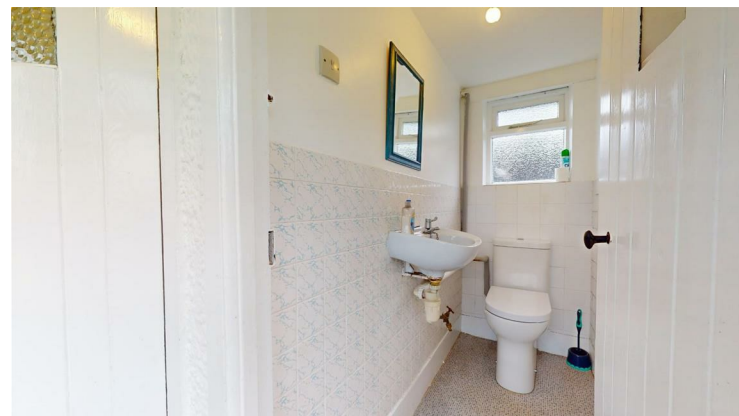
REAR PORCH

Double glazed windows and door leading out.

UTILITY ROOM

Plumbing for washing machine, double electric sockets, tiled walls.

CLOAKROOM



Modern suite comprising wash basin and low level WC, part tiled walls.

FIRST FLOOR CENTRAL LANDING



Leaded effect double glazed window to front, picture rail, panelled radiator.

BEDROOM ONE

4.34m x 3.81m (14'3" x 12'6")



Leaded effect double glazed window to front with matching window to gable, out built fitted wardrobes comprising two double door units with locker storage cupboards over together with central dressing table and three drawer chest of drawers. Picture rail, panelled radiator.

BEDROOM TWO

4.32m x 3.78m (14'2" x 12'5")



Leaded effect double glazed window to front with matching window to gable, out built fitted wardrobes comprising two double door units with locker storage cupboards over together with central dressing table and three drawer chest of drawers. Picture rail, panelled radiator.

BEDROOM THREE

3.81m x 3.35m (12'6" x 11')



Double glazed windows with dual aspect, fitted linen cupboard with shelving, dressing table, out built three door wardrobe, picture rail, panelled radiator.

SHOWER ROOM

1.98m x 1.85m (6'6" x 6'1")



Modern suite comprising floor level shower tray with marble effect laminated wall boards and high output shower with head, glazed screen, vanity with large basin and cabinet, wall mirror, mainly tiled walls, double glazed window, chrome towel radiator.

SEPARATE CLOAKROOM



Modern low level WC, tiled walls, double glazed window.