



# Craiglands

| Goosecroft Lane, Northallerton, DL6 1EG



Robin Jessop

# A SPACIOUS DETACHED BUNGALOW SITUATED WITHIN A LARGE CORNER PLOT CLOSE TO NORTHALLERTON HIGH STREET

- Spacious Detached Bungalow
- Two Double Bedrooms
- Loft Storage Rooms with Conversion Potential
- Attached Garage
- Large Private Corner Plot
- Walking Distance of Northallerton High Street
- Ample Parking & Turning Circle
- Large Wrap Around Mature Gardens
- Guide Price: £380,000

## SITUATION

Northallerton Centre 1/2 a mile, A19 Interchange at Leake 5 miles, A1(M) Interchange at Leeming Bar 7 miles, Thirsk 9 miles, Yarm 16 miles, York 30 miles (all distances are approximate).

The property is pleasantly situated just off Quaker Lane which is located within the popular market town of Northallerton. Northallerton is a thriving market town which benefits from a weekly market, a large range of shops, cafes and amenities. The town also benefits from a main railway line with regular services across the country.

It is also very well located to access the A1(M) and A19 bringing Newcastle, Darlington, York, Teesside and Leeds into a commutable distance.

## DESCRIPTION

Craiglands is a traditional detached bungalow which is well positioned in a private corner plot in the centre of Northallerton. The property is in good order and is fully double glazed yet would benefit from modernisation.



The property is entered into via a welcoming reception hall with a useful cloak cupboard. The accommodation is spacious and briefly comprises a large kitchen which features a range of fitted wall and base units with a tiled floor. There is an oven with grill and a hob, an integrated dishwasher and space for a fridge freezer. There is a large living room with sliding doors which lead out to the garden and two double bedrooms, one of which has an ensuite bathroom with bath, WC and basin. Completing the accommodation is the house bathroom which features a bath with shower over, a WC and hand basin.

Accessed via the kitchen is a useful garden room which provides access to the rear garden and also access into the garage which has power points and a sink, two further stores and a separate WC.

Usefully, there is a drop-down ladder in the reception hall which provides access into the converted loft space. There is a large bedroom and walk-in wardrobe together with a large amount of eaves storage offering potential for further conversion to create additional bedrooms if required (subject to necessary consents).

Externally the property is complemented by a good-sized garden to the rear with a wide range of established trees, shrubbery and bushes making it very private. There is ample lawn, patio, a greenhouse and a fish pond together with mixed flower beds making it an ideal space for a keen gardener. To the front there is ample parking on the private drive which also features a turning circle. The whole property is enclosed within electric gates to the front.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure. Plan for Identification purposes only, not to scale.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///binder.moods.crypt](https://binder.moods.crypt)

### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band E.

### SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating.

### LOCAL AUTHORITY

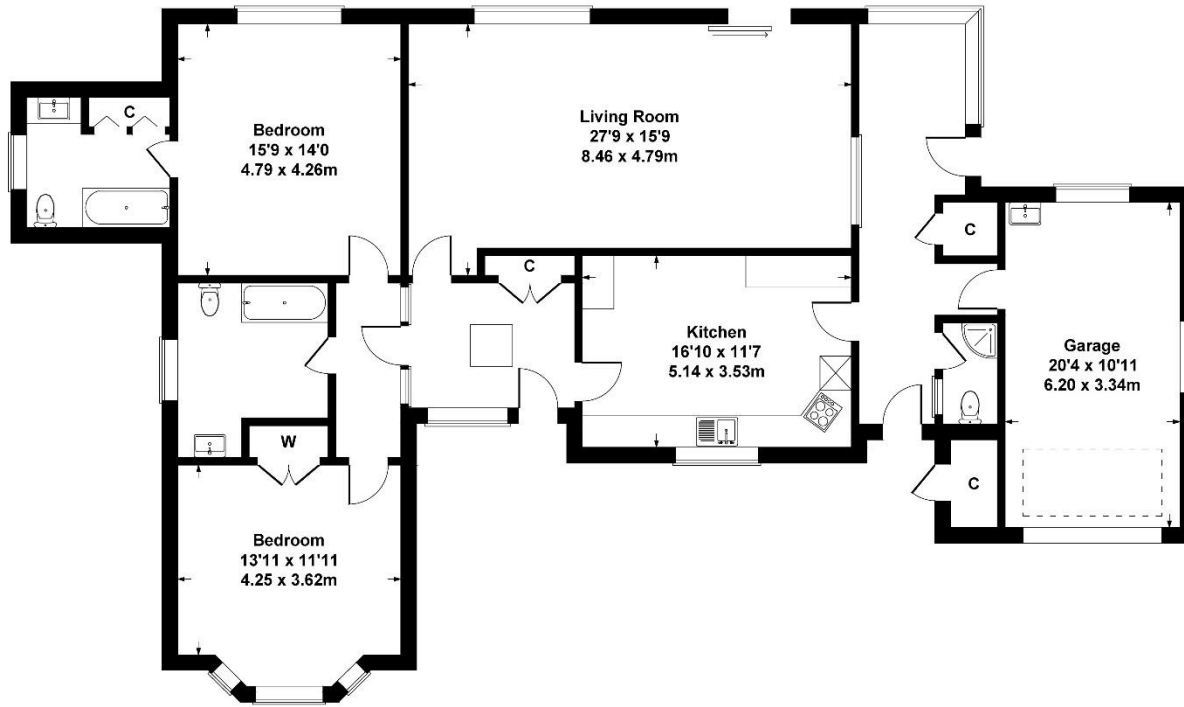
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



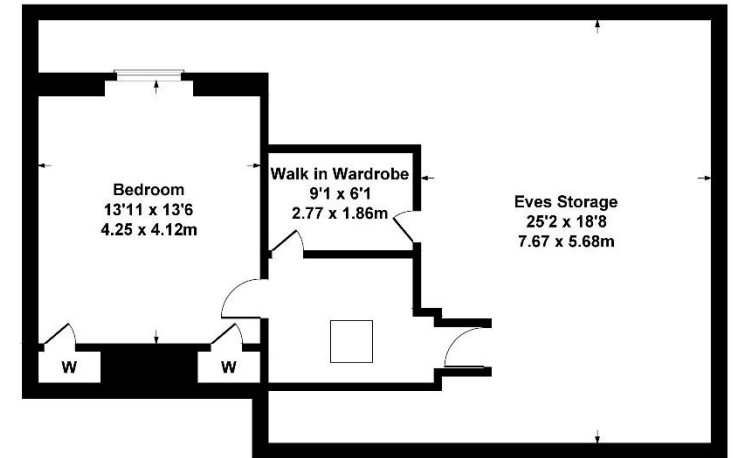
# Craiglands, 1 Goosecroft Lane, Northallerton, DL6 1EG

Approximate gross internal area  
Total 207 sq m - 2228 sq ft  
(Excluding Eaves Storage)

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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