





THE THREE GABLES HILTON GARTH

LONDONDERRY, DL7 9NE

£285,000

FREEHOLD

A fantastic opportunity for buyers to put their stamp onto a spacious and well cared for detached bungalow. Located in a convenient village for Bedale, Northallerton and the A1(M) the property benefits from an excellent layout, lovely gardens, off street parking & garage plus an oil fired heating system and double glazing.

NORMAN F.BROWN

Est. 1967

THE THREE GABLES HILTON

• Well Presented Detached Bungalow • Excellent Private Garden • Off Street Parking & Garage • Village Location • Close To Bedale, Northallerton & A1(M) • Spacious Accommodation • Great Layout • Oil Fired Heating & Double Glazing • Video Viewing Tour Available • Enquire Today For Your Personal Viewing





The Property

This excellent detached bungalow is perfect for those looking to put their own stamp onto a home. Having been well cared for by the current owner the property offers spacious accommodation with a great layout plus lovely gardens..

The property opens into a hallway with a useful nook, perfect for hanging coats etc. To the front of the bungalow are two double bedrooms with bedroom two, an excellent double and bedroom three a smaller double currently used as an at home office. The main bedroom is a great double to the rear with a pleasant outlook over the rear garden The spacious bathroom has a corner bath, a separate shower enclosure with an electric shower and screen door plus a low level W.C and a pedestal mounted washbasin.

The sitting room is bright and spacious with an electric fire set onto the chimney breast providing a cosy feel. The dining kitchen is to the rear and is another spacious room with space for a 6 person dining table next to French doors opening out to the rear garden, ideal for family time or for entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstand and a tiled splashback with a one and a half bowl sink with a draining board. There are integral appliances including a four ring electric hob with an extratcor hood over and an electric oven there are also spaces for a fridge freezer, washing machine and tumble dryer.

Outside

To the front is a mainly lawned garden with a mature hedge border with a hard standing driveway providing off street parking leading to the integral garage and a second driveway to the other side of the bungalow. There is also gated access to the rear to both sides. The garage itself has an electric roller door, side window, lighting and power points plus a door out to the garden at the rear.

The rear garden is ideal for garden lovers or for entertaining and are lovely and private facing South West. The garden is mainly lawned with paved seating areas for entertaining with mature planted shrubberies and an apple tree plus garden sheds for further storage and all enclosed by fenced boundaries.

Location

Londonderry is conveniently located village with Bedale and Northallerton only a few miles away providing an excellent range of leisure facilities and shops for every day needs. Londonderry is well positioned just along from Leeming Village where there is a primary school and secondary schools are also close by in Bedale, Northallerton and Ripon. There are a multitude of private schooling opportunities also within easy reach. Junction 51 of the A1(M) is also close by providing major links to Leeds, York, Harrogate, Darlington and Newcastle with the East Coast mainline station at Northallerton for trains running between London and Edinburg

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water/Cylinder/Immersion Heater

Drainage: Mains (Formerly on a Septic Tank)

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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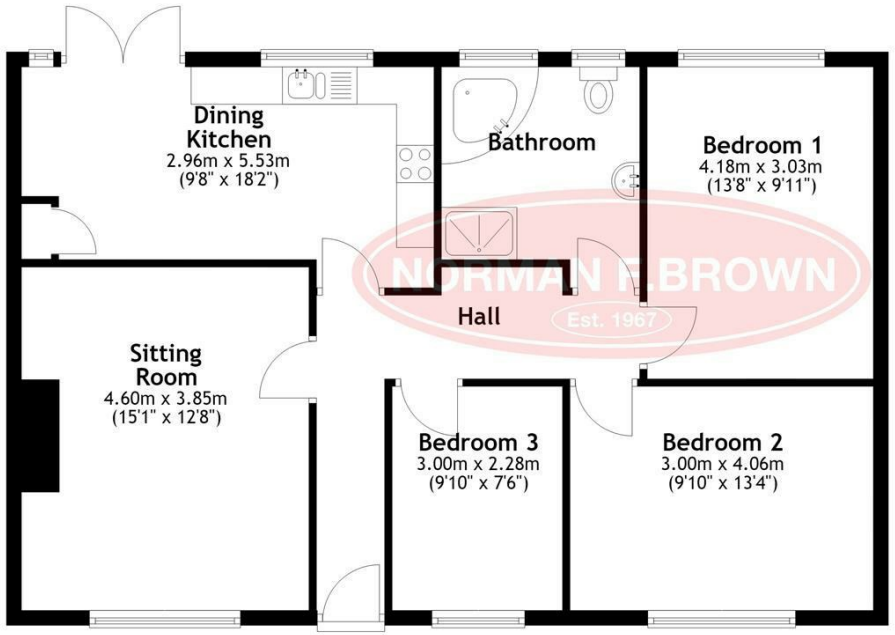






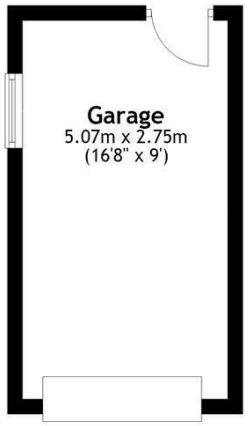
Ground Floor

Approx. 83.1 sq. metres (894.0 sq. feet)



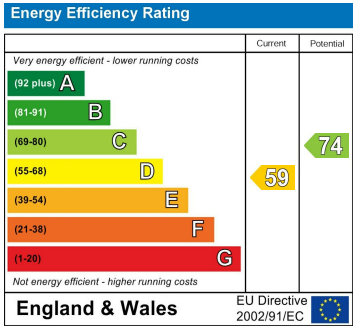
Garage

Approx. 13.9 sq. metres (150.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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