



## 2 HILTON GARTH, LONDONDERRY, NORTHALLERTON, DL7 9PJ

**£240,000**  
**FREEHOLD**

A spacious three bedroom semi detached home offering well presented accommodation with a great layout and located in the conveniently positioned village of Londonderry, ideal for Bedale, Northallerton and junction 51 of the A1(M). The property benefits from a large driveway for off street parking, a car port, garage and lovely private gardens including a veg patch.

**NORMAN F. BROWN**

Est. 1967



## 2 HILTON GARTH,

• Three Bedrooms • Semi Detached Home • Village Location Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Large Driveway, Garage & Car Port • Lovely Garden With A Veg Patch • Well Presented Accommodation & Great Layout • Electric Heating & Double Glazing • Summer House • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This lovely home is conveniently positioned for Bedale, Northallerton & Junction 51 of the A1(M).

The property opens into a hall at the side which has space for hanging coats and has stairs to the first floor and doors to the dining kitchen and sitting room. The dining kitchen is to the front and has space for a four person dining table and chairs and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven under plus spaces for a washing machine and a dishwasher. The kitchen also has a useful understairs cupboard that has been shelved for use as a pantry and also has space for a tall fridge freezer. The sitting room is set to the rear and is spacious yet cosy with a log burning stove and double doors opening into a conservatory which is used as a dining room and overlooks the attractive gardens with a door out to the paved seating area making it an ideal space for entertaining.

To the first floor the landing has a loft hatch and an airing cupboard and leads to the three bedrooms and the bathroom. Bedroom one is an excellent double to the front with built in wardrobes and bedroom two, another great double, is set to the rear with a Velux window providing a view of the rear garden and built

in cupboard over the stairs. Bedroom three is a single bedroom which would also make a great at home study for those that work from home and the bathroom has a contemporary style comprising of a panelled bath with an electric shower over and a folding screen plus a washbasin and push flush W.C set into a vanity unit.

### Outside

To the front is an attractive lawned garden with mature planted borders having fenced boundaries next to a substantial block paved driveway providing off street parking and leading to an attached garage via a car port with gated access to the side for the rear garden. The garage itself has double doors and a personal door to the garden and also has lighting and power points.

To the rear is a lovely garden facing South and West and has a paved seating area with steps up to a lawned garden and two further seating areas with mature planted borders and a summer house, ideal for sitting out on an evening or for entertaining. There is also a vegetable garden with a green house and beds with railway sleeper style edging. There is also a useful shed behind the summer house for extra storage.

### 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: Electric Night Storage Heaters and Wall Heaters

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

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

Restrictive Covenants: Not Known

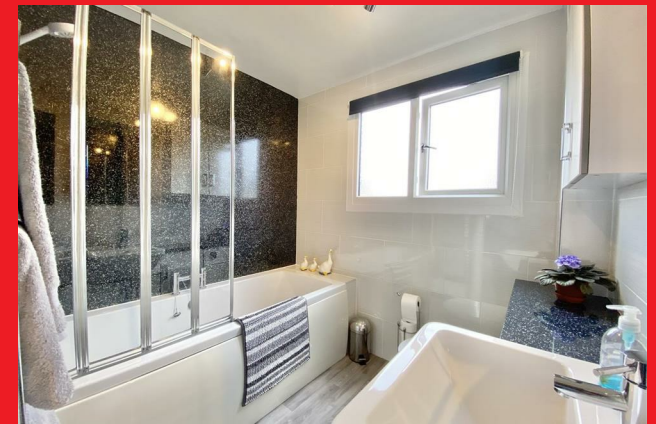
Please note the property is within close proximity of RAF Leeming Airfield

### 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.

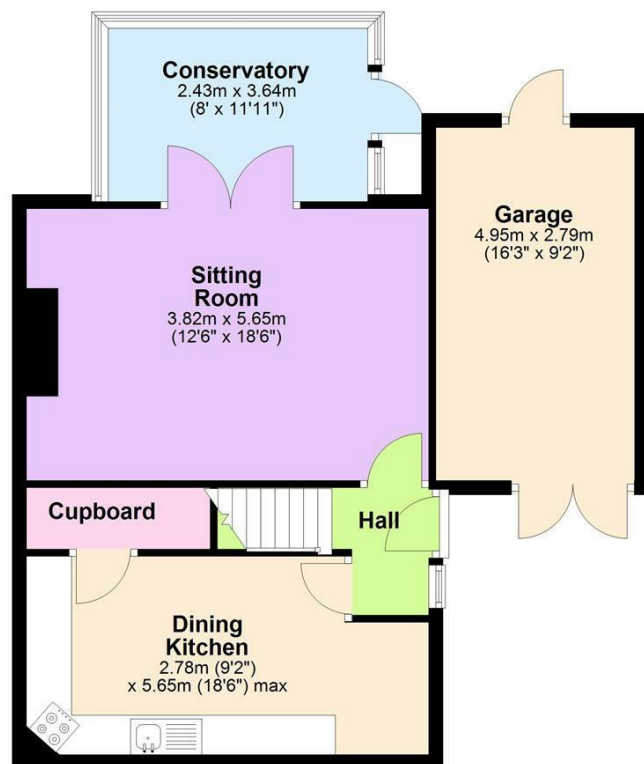
There are a multitude of private schooling opportunities also within easy reach. Junction 51 of the A1(M) is also close by providing major links to Leeds, York, Harrogate, Darlington and Newcastle with the East Coast mainline station at Northallerton for trains running between London and Edinburgh.

## 2 HILTON GARTH, LONDONDERRY



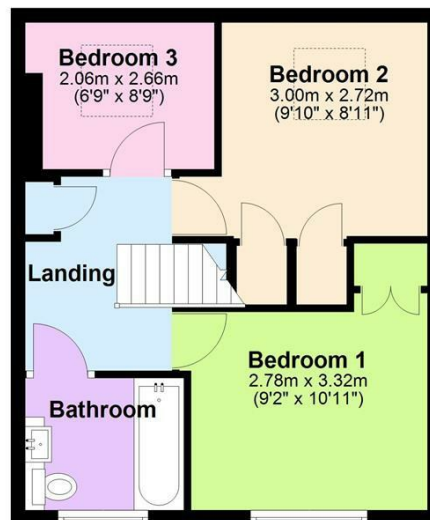
## Ground Floor

Approx. 66.7 sq. metres (717.9 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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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