



5 IVY CRESCENT

NEWTON LE WILLOWS, DL8 1SU

£200,000
FREEHOLD

A spacious and well presented two bedroom semi detached home is offered with no onward chain and is located in a popular and conveniently positioned village for Bedale, Leyburn & the A1(M). The property is perfect for those looking for a property to move straight into and make your own and benefits from a great layout, private & spacious garden facing South West and has oil fired heating and double glazing.

NORMAN F. BROWN

Est. 1967

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- Two Bedrooms • Spacious Semi Detached Home • Village Location • Ideal For Bedale, Northallerton, Yorkshire Dales & The A1(M) • Great Layout • Lovely Garden • Oil Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great home is ready for buyers to move straight in and put their own stamp onto what is an excellent home and also offering no onward chain.

The property opens into an entrance hall at the front with space for hanging coats. The spacious and bright sitting room has an ornamental fireplace and there is space for sofas and coffee tables plus a dining room table and chairs for entertaining. The kitchen is to the rear and comprises of a range of wall and base units with work surfaces, tiled splashback and a single sink with draining board. There are spaces for a washing machine, under counter fridge and freezer, tumble dryer and a freestanding electric cooker plus an extractor hood, there is also a useful store cupboard. Glazed double doors open into a conservatory with French doors opening into the garden, a lovely space for dining or relaxing.

The first floor landing has a loft hatch and leads through to the bedrooms and shower room. Bedroom one is to the front and is an excellent double with an attractive outlook over the village and has built in wardrobes and over stairs cupboard. Bedroom two is another great double to the rear with a view over the lovely garden and has an airing cupboard. The contemporary styled shower room comprises of a walk in shower enclosure with electric shower and screen, a wall mounted washbasin and a push flush

W.C.

Outside

The lawned frontage has a paved path to the front door and there is gated access at the side to the rear garden. The attractive and private rear garden is South and West facing and from the conservatory has a paved entertaining area overlooking a lawned garden with tiered flower beds having walled edging. There are steps to a raised decked area, another great entertaining space looking back towards the house. The garden also has a substantial greenhouse and garden shed to the side and is all enclosed by fenced boundaries.

Location

Newton-le-Willows is a village and civil parish in the Richmondshire district of North Yorkshire, England, 3 miles (4.8km) west of Bedale. Historically, it is part of the North Riding of Yorkshire and the Wapentake of Hang East. Newton-le-Willows used to have a railway station on the Wensleydale Railway. The station opened with the Bedale to Leyburn extension of the line in 1856. In 1877 the station was renamed as Jervaulx to avoid confusion with the other Newton-le-Willows railway station near to St Helens. The stations on the line were all closed in 1954, but the one at Jervaulx was used beyond the closure date to transport pupils to and from Aysgarth School on

excursions. Whilst the Wensleydale Railway has reopened as a Heritage railway, the station has remained closed. Aysgarth School is a boarding Preparatory school located 0.5 miles (0.8 km) to the south-west of the village. It was founded in 1877 and was originally based near Aysgarth but moved to its current site in 1890.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – B

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

Construction: Standard

Conservation Area - No

Parking: Unrestricted On Street Parking. Drop kerb required for potential off street parking at the front.

Sitting room fireplace is ornamental. To install an open fire would require the removal of the old inset back boiler.

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Oil fired boiler & oil tank in the garden

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

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

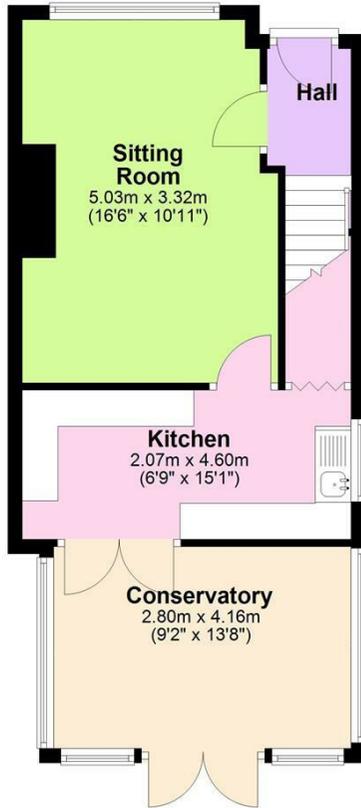
Restrictive Covenants: Not Known

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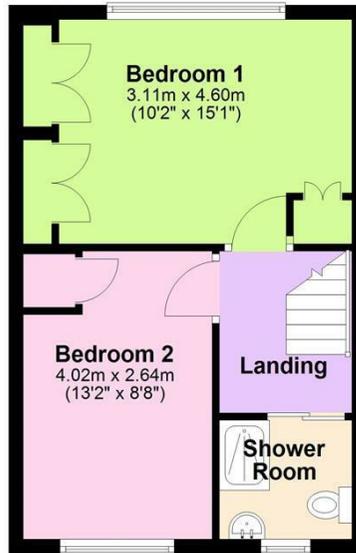
Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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