



65 MOWBRAY ROAD
Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

65 MOWBRAY ROAD

Northallerton, North Yorkshire, DL6 1QT

65 Mowbray Road is a much-loved and substantial family home in a very popular Northallerton location. Positioned on an impressive and private plot, the property has been extended over the years to provide flexible and spacious accommodation.

There is a large living and dining room, a good-sized garden room, a modern family kitchen, utility room and a separate dining room or further sitting room, depending on your needs. In addition, there is a ground floor cloakroom/w.c and a study, perfect for those working from home.

To the first floor, there are four excellent bedrooms including a master with en suite. The remaining three bedrooms are serviced by a modern family bath and shower room.

Externally, there are gated and walled boundaries to the front, with "in and out" access, leading to an oversized carport. The gardens to the rear are both private and well looked-after with a variety of seating areas complementing the large timber summerhouse. 14 solar panels on the roof will help with the bills.



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Situation and Amenities

The popular market town of Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

The property has good access from the A1 at Leeming Bar (approximately 7 miles) along with the A19 (approximately 7 miles). The nearest train station is at Northallerton with a regular service on the East Coast Main Line to York, London, Newcastle and Edinburgh. There are an increasing number of services now being offered from Teesside International Airport, which is only 23 miles away. Both Leeds Bradford and Newcastle Airport are within about an hour's travelling distance.





Accommodation

The entrance door is covered by a storm porch and leads into the hall, which has stairs to the first floor and doors to the study, living room and kitchen.

The large living room has ample space for a dining table and seating, with a central fireplace and windows to two sides. A door from here leads through to the good-sized garden room, which has a fireplace with brick surround, a window to the side and double sliding doors opening to the garden.

The modern and stylish kitchen is fully fitted with a range of units, a built-in freezer, large storage cupboard, induction hob, one and a half bowl acrylic sink, fitted oven, kick space heater and breakfast bar. The adjacent utility room is fitted in the same style as the kitchen, with a variety of storage units, stainless steel sink, plumbing for a washing machine and dishwasher and a door leading outside. The cloakroom contains a low-level w.c, hand wash basin and heated towel rail.

Completing the ground floor, the study has a window to the front and fitted units.

A door from the utility room leads through to what was one of the garages, but which has been converted into a good-sized sitting or dining room. Windows to both the front and side bring in plenty of light and there is a large storage cupboard.



To the first floor, there is a large landing, spacious enough to use as a small seating area from which to look out over the farmland to the rear. The loft is accessed via a drop-down ladder.

The master bedroom is built above the former garages and is a lovely, spacious suite with fitted furniture, two windows to the front and a door to the en suite shower room. There are two further double bedrooms and a single room, one of which features a vanity sink unit with storage and wardrobes, looking out over the rear views. The front bedroom has a double wardrobe with a window offering far-reaching views of the hills. The good-sized single bedroom has fitted furniture, over-stairs storage cupboard and a window to the front.

The large, luxurious family bathroom features a bath, sink, low-level w.c, shower cubicle and heated towel radiator.

Externally

Two sets of wrought-iron gates open up to the driveway, which provides parking for multiple vehicles leading to a single-car garage with electric doors which has courtesy door through to the rear garden. There is a walled boundary topped with wrought-iron railings, along with mature hedging to either side and an area of artificial lawn.

To the rear of the property, there are beautiful, well-maintained gardens with a variety of seating areas including a patio directly adjacent to the garden room. There is a large area of lawn with mature shrubs and plants, along with a timber summerhouse / workshop.

Agent's Note

Please note, we are awaiting the Grant of Probate for this estate, which may take up until Spring 2025. Please contact the Agent for further details.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

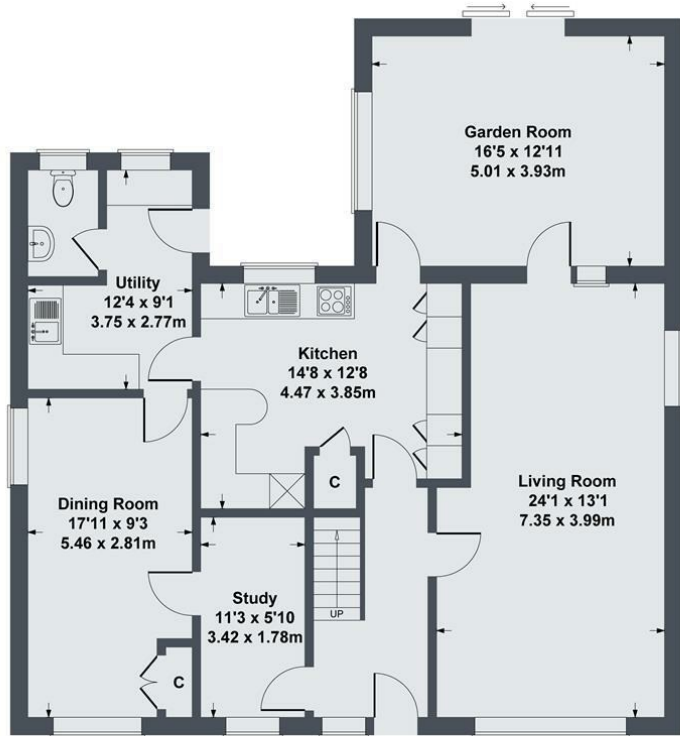
North Yorkshire Council. Council tax band E.

Particulars and Photographs

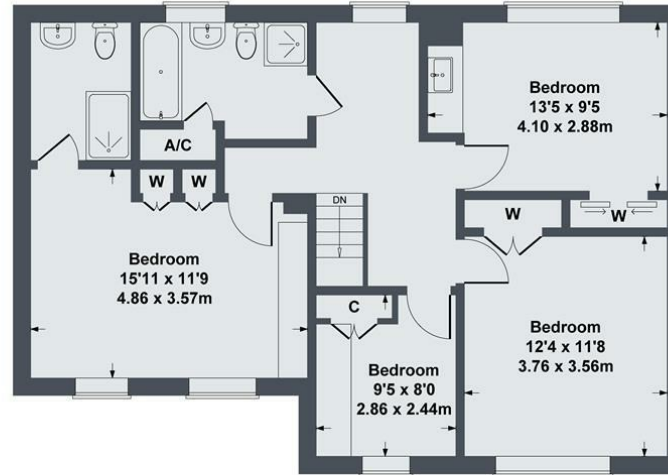
Particulars prepared and photographs taken September 2024.

65 Mowbray Road, Northallerton

Approximate Gross Internal Area
1959 sq ft - 182 sq m



GROUND FLOOR



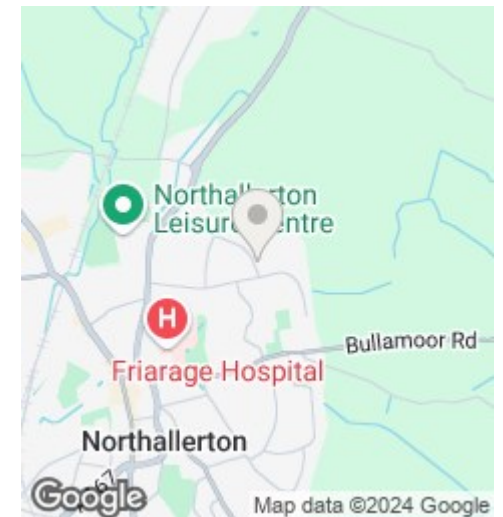
FIRST FLOOR

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 plus) A		
(81-91) B	83	87
(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	



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