



**3 Poplar Crescent**  
Northallerton, DL7 8BD

youngsRPS 

# 3 Poplar Crescent Northallerton DL7 8BD

**Guide Price: £195,000**

A detached 2-bedroom bungalow in need of complete modernisation located on a generous plot within easy reach of Northallerton & the mainline train station. UPVC double glazing, electric storage heaters.

- Popular central location
- In need of complete modernisation
- Generous plot with space for garage & off street parking Subject to planning permission



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Youngs - Northallerton 01609 773004



This detached bungalow is in need of general modernisation throughout & has scope to extend subject to planning permission. An entrance portico leads into a spacious central hallway with loft access & an airing cupboard. The generously sized sitting/ dining room has windows to two aspects & an open fire. The bungalow has two bedrooms, the smaller of which has a sizeable built-in shelved cupboard. The bathroom has a white bath & pedestal wash basin with a separate low flush WC. The kitchen has a window overlooking the rear garden, range of cupboards & inset sink, plumbing for a washing machine & space for an oven & fridge. The bungalow is set on a generous plot & there is potential to create both a driveway & garage subject to the necessary permissions. There are gardens to 3 sides, with the rear facing towards the south. There is a well-kept lawn & a variety of mature plants & shrubs including a small orchard.

**LOCATION** Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities

to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

**TITLE** The property is Freehold.

**SERVICES** Mains water & drainage. Electric storage heaters & hot water.

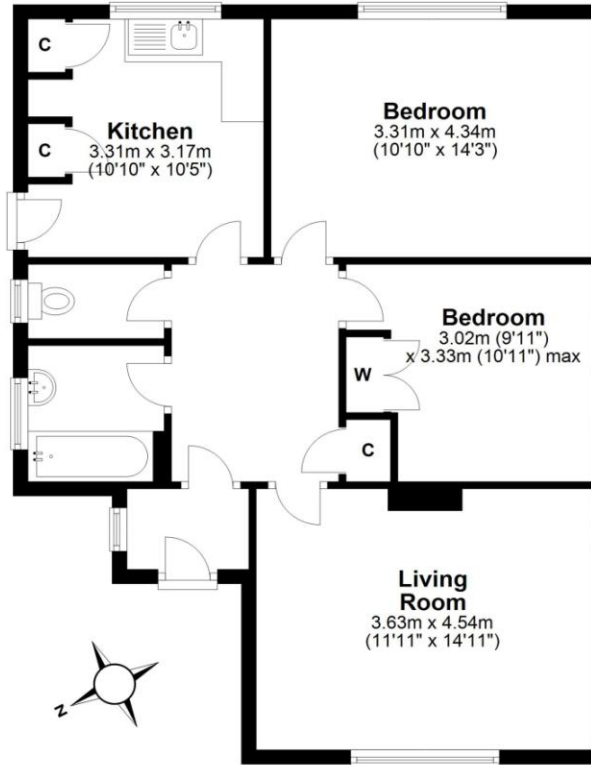
**CHARGES** Hambleton District Council Tax Band C.

**VIEWING** By appointment with the agents. Call 01609 773004.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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Total area: approx. 68.0 sq. metres (732.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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