



**79 South Parade**  
Northallerton, DL7 8SJ

**youngsRPS** 



# 79 South Parade Northallerton DL7 8SJ

**Guide Price: £565,000**

An elegant, double fronted 5 bedroom Semi Detached Edwardian House of immense character in one of Northallerton's most favoured locations. Arranged over 3 floors, accommodation includes a superb open plan living kitchen together with 2 further reception rooms. Externally, the rear garden is south facing & there is off-street parking for 2 vehicles.

- Superb open-plan living kitchen
- Spacious, versatile accommodation throughout
- South facing rear garden
- Within walking distance of the town & mainline train station

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This semi-detached Edwardian house has a wealth of original features & character. The hall way has an elegant return staircase & a beautiful mosaic tiled floor. This leads through to a superb open plan living room with an atrium roof & bi-fold doors in the dining space overlook the rear garden. The kitchen area is well-appointed with a range of units together with a breakfast bar & appliances include an integrated dishwasher, Rangemaster stove & an American style Fridge Freezer. The snug has a wood burning stove which gives a cosy feel to this space. There is a practical utility room & ground floor WC to the rear of the property and two further spacious reception rooms are located to the front of the house. The living room has a large window overlooking South Parade & a fireplace with an oak surround & inset living flame gas fire. The dining room has an elegant Victorian style fireplace with open fire & characterful details including a moulded plasterwork ceiling & polished timber flooring. On the first floor, the part galleried landing has a large window allowing light to flood in & a useful walk-in shelved storage cupboard. There are 3 double bedrooms, the principal bedroom having a recently updated en-suite shower room & a house bathroom which benefits from both a bath & double enclosure with deluge shower. The study provides an excellent space for those working from home & this room also accommodates the staircase to the second floor. The second floor has been converted by the current owners from attic



space into further versatile accommodation which currently comprises a double bedroom with Velux windows & under eaves storage, a fully tiled en-suite wet room with shower & a further bedroom which is currently used as a crafting room. This room has plenty of storage including a walk-in cupboard which houses the gas central boiler. Externally, the house has attractive gardens to both the front & rear. The front garden has a decorative border & is enclosed by a low-level wrought iron fence. A resin bonded driveway provides off street parking for two vehicles & gives access to a timber gate leading to the rear of the property. The enclosed rear garden faces towards the south & is laid mainly to lawn. There are a variety of well-stocked flower borders & a large Yorkstone sun terrace provides the perfect place for alfresco entertaining whilst the large brick-built shed is ideal as an external storage area.

**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.

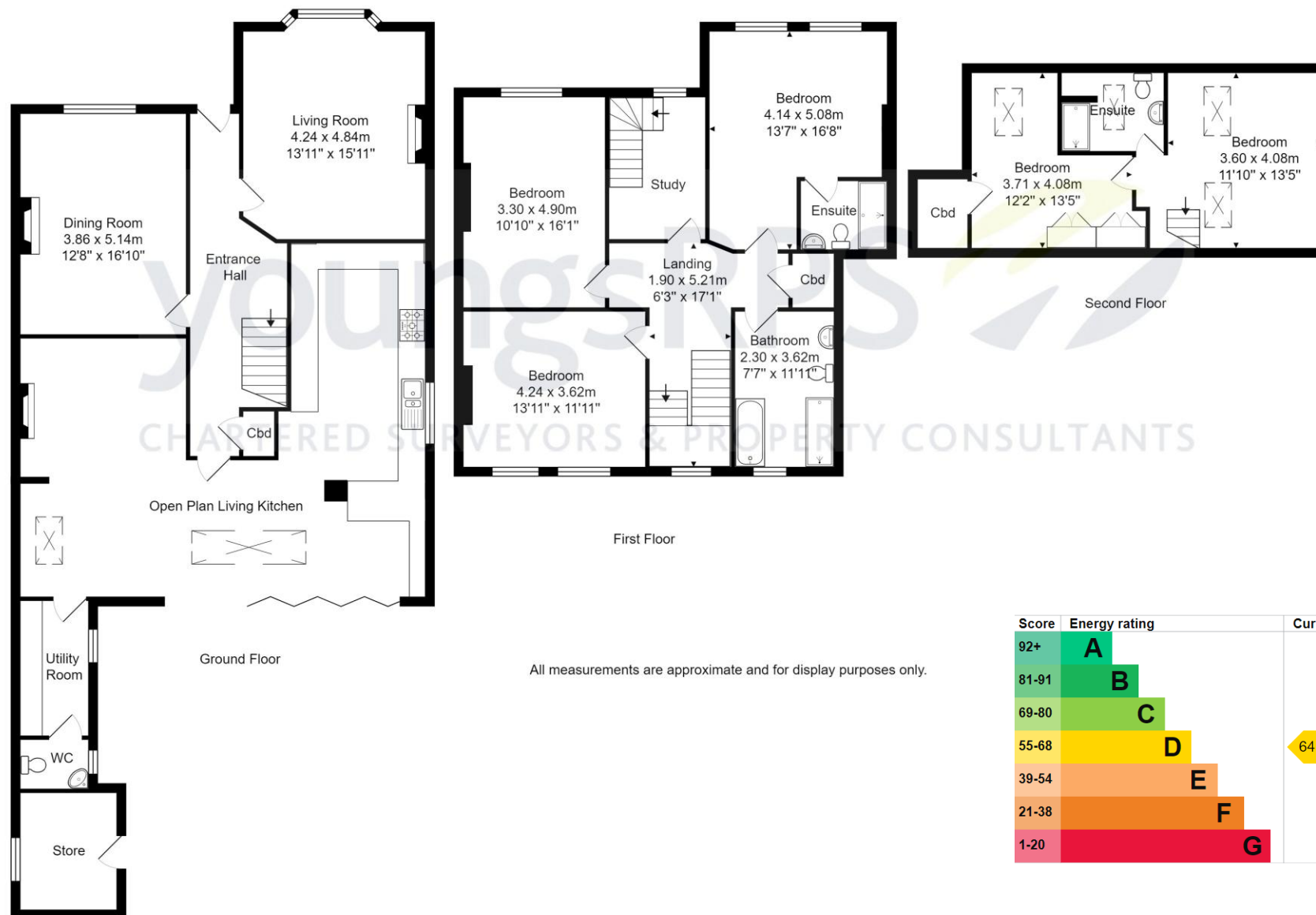
**SERVICES** Mains water, drainage & electric. Gas central heating.

**TENURE** Freehold

**VIEWINGS** By appointment with the Agents. Please call us on 01609 773004.

**FREE MARKET APPRAISAL** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

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



All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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