



3 Harebell Close
Northallerton, DL7 8FE

youngsRPS 

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**Offers in excess of :
£375,000**

A beautifully presented detached 4-bedroom house located on the much sought after Romanby Park development on the south side of Northallerton. Recently installed luxury Masterclass kitchen, shower room with high quality fittings, principal bedroom with walk-in dressing area & ensuite, landscaped rear garden with hot tub, resin bonded double width driveway, single garage.

- Luxurious Masterclass kitchen installed 2021
- Recently refurbished shower room
- Conservatory with heating & insulated roof
- Sought after location within easy reach of mainline train station & A1 trunk road



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An Internal inspection of this beautifully presented property is recommended in order to appreciate the quality of the accommodation available. The hallway has stairs rising to the first floor, an understairs cupboard, access to the garage & downstairs WC. The sitting room has a homely feel with an electric stove set within a brick-built fireplace with stone hearth & timber mantel over. A high-end Masterclass open plan kitchen /dining room was installed in 2021 which has a range of wall & floor units, quartz worksurfaces & appliances include a Bosch double oven & microwave, induction hob with contemporary style extractor over & an integrated dishwasher. An archway leads through to a practical utility room with space for a fridge freezer, plumbing for a washing machine, Vaillant gas combi boiler & an exit door to the rear garden. The third reception room is a stylish conservatory which has the benefit of an insulated roof & heating so can be used all year round & overlooks the rear garden. To the first floor, the landing has loft access which is part boarded & has a pull-down ladder. There are four bedrooms, the principal room having a walk-in dressing area together with an en-suite shower room with electric shower & the second bedroom has a range of mirror fronted built-in wardrobes. The fully tiled family shower room was refurbished in 2019 with a double enclosure, mains thermostatic shower, WC with concealed cistern & vanity basin. Externally, the front garden is laid mainly to lawn. There is a

newly laid double width resin bonded driveway leading to an integral single garage with roller shutter door, power & light. A gate gives access to a delightful rear garden which is enclosed by timber fencing, has a lawned area, well-planted decorative borders & a garden shed. The garden is perfect for alfresco entertaining with an extensive, recently added sun terrace, together with hot tub.

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 & electricity. Gas central heating.

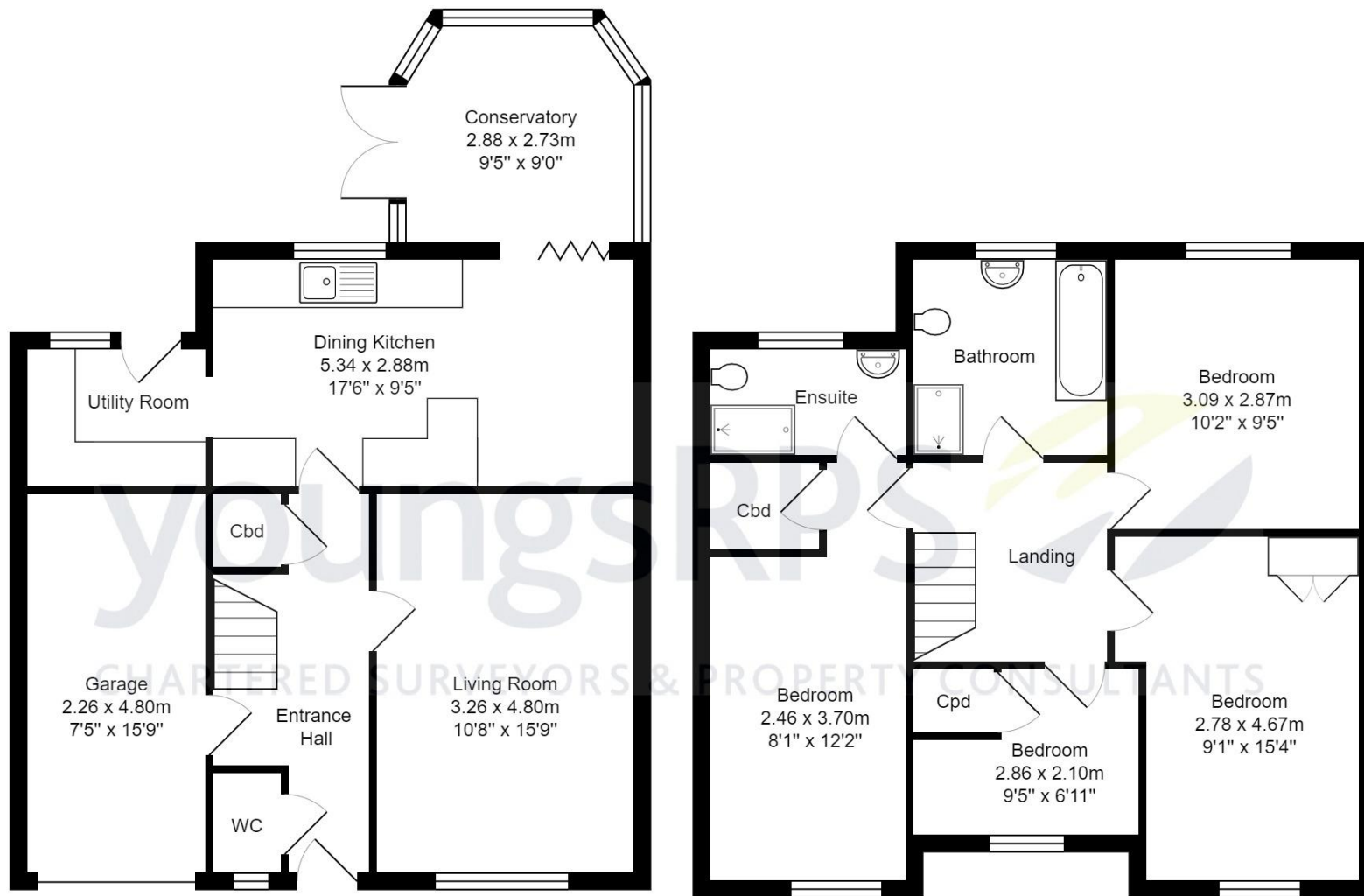
TENURE It is understood that the property is Freehold

CHARGES Hambleton District Council Tax Band D.

VIEWINGS By appointment with the Agents. Please call 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
 General: 01387 402277

dumfries@youngsrps.com